THE

LONE STAR GUIDE

DESRIPTIVE OF COUNTIES ON THE LINE OF THE

International and Great Northern

RAILROAD

OF TEXAS.

HEALTHFUL CLIMATE, EXCELLENT TIMBER,
PURE WATER, CHEAP LANDS AND
RICH SOIL, LOW TAXES.

CONTAINING ALSO GENERAL INFORMATION INTERESTING TO THOSE WHO PROPOSE TO EMIGRATE TO ANY PART OF THE STATE.

This Guide is presented with the compliments of the International & Great Northern R. R. Co.

H. M. HOXIE,
Gen'l Superintendent.

J. H. PAGE,
Gen'l Pass. & Ticket Agent.

WOODWARD, TIERNAN & HALE, PRINTERS, ST. LOUIS.

1880

International & Great Northern Railroad Co.,

LONE ★ ROUTE.

LIST OF OFFICERS AND AGENTS.

GENERAL OFFICERS.

President,	HON. SAM. SLOAN, New York.
Vice President,	R. S. HAYES, Palestine, Texas.

ORGANIZATION UNDER THE RECEIVER.

Receiver,	R. S. HAYES, Palestine, Texas.
Treasurer,	D. S. H. SMITH, " "
Assistant Treasurer,	J. S. WETMORE, New York.
Secretary and Manager of Land Dep't,	IRA H. EVANS, Palestine, Texas.
Auditor,	GEO. J. POLLOCK, Palestine, Tex.
General Superintendent,	H. M. HOXIE, " "
General Freight Agent,	ALLEN MCCOY, " "
General Passenger and Ticket Agent,	J. H. PAGE, " "
Master of Transportation,	O. H. DORRANCE, " "

PASSENGER AND IMMIGRATION AGENTS.

Eastern Passenger Agent,	..... 415 Broadway, New York,
Northern Passenger Agent,	DAY K. SMITH, 104 Clark Street, Chicago, Ills.
Northwestern Passenger Agent,	J. E. ENNIS, 206 N. Fourth Street, St. Louis, Mo.
Southeastern Passenger Agent,	S. H. SHOCK, Chattanooga, Tenn.
Immigration Land Agent,	N. W. HUNTER, Palestine Texas.

If you want full information about Passenger and Freight rates to Texas, or copy of "Homes in Texas," which contains lists of Farms for Rent, Farms for Sale, and the names of Farmers wanting Hands for the season of 1878-'79, apply to either of the five last named, or address

J. H. PAGE,
Gen'l Pass. & Ticket Ag't, Palestine, Tex.

GOOD NEWS FROM TEXAS

REDUCED LIMITED FIRST CLASS RATES,
REDUCED EMIGRANT RATES,
AND BEST OF ALL,

ROUND TRIP PROSPECTOR'S TICKETS

AT VERY LOW FIGURES.

We have the pleasure of announcing to those wishing to prospect for Lands or settle in Texas, that on and after Sept. 1st, 1878, Round Trip Prospector's Tickets via the

INTERNATIONAL & GT. NORTHERN RAILROAD,

THE LONE STAR ROUTE

Will be sold to the following points:

St. Louis to Austin, Tex., Hearne, Tex., Houston, Tex., Palestine, Tex., San Antonio, Tex., Waco, Tex.

These Tickets will be sold EVERY DAY until further notice, not to large parties only, but to "PARTIES OF ONE OR MORE."

Now is your chance to visit the great LONE STAR STATE *at* VERY LIGHT COST.

The Round Trip Prospectors' tickets will be good for return **40 DAYS** from the date of their issue, which will allow ample time to inspect thoroughly and at leisure, the points visited. Emigrants having a fixed destination beyond Palestine can buy tickets to destination, but all those in search of

HOMES

and undecided as to location, should purchase to **PALESTINE ONLY**, at which place they may obtain Emigrant tickets for the single or round trip to any local point upon the line of the International & Great Northern Railroad, at same rates per mile as above. The General Land Office of the Company is at Palestine, and full information will there be furnished of Lands for sale by the Railroad Co. Also at the Immigration Land Agency will be found large lists of

PRIVATE LANDS FOR SALE OR RENT

Plats of the lands with full description, Abstract of Title, and all other necessary information **FURNISHED FREE.** Stop at the

IMMIGRANTS' HOME

maintained by the Company for the accommodation of those seeking locations on this line. ROOMS, FUEL AND LIGHT FREE.

For Circulars and other printed matter descriptive of TEXAS, address the nearest to you of the following:

.....*Eastern Passenger Agent, 415 Broadway, New York.*
J. E. ENNIS, Northwestern Pass. Agt., 300 N. Fourth Street, St. Louis, Mo.
D. K. SMITH, Northern Passenger Agent, 104 Clark Street, Chicago, Ill.
S. H. SIDER, Southeastern Passenger Agent, Chattanooga, Tenn.

☞ Be sure that your tickets read over St. Louis, Iron Mountain & Southern, Texas & Pacific, and International & Great Northern Railroads, VIA PALESTINE.

J. H. PAGE, *Gen'l Pass'r Agent, Palestine, Tex.*

N. W. HUNTER, *Immigration Land Agent, Palestine, Tex.*

Tabular Statement of the Towns on the Line of the International & Great Northern Railroad of Texas.

Number	Name of Town	In what County	Name of County Seat	Population of County	Value of Taxable Property	Fiscal Year Ends	Business Houses: Merchandise	Shipments: Cotton	Wool	Hides	Pecans	Proportion of Soil in County: Black Prairie	Black Waxy	Bottom Land	Chocolate	Gray Sandy	Proportion of Timber: Oak	Ash	Pecan	Walnut	Hickory	Pine	Value of Land per Acre: Wild: 1st Class	2nd Class	3rd Class	Cultivated: 1st Class	2nd Class	3rd Class	Name of Town	Number
1	Longview	Gregg	Longview		$1,155,719	10																								Longview	1
2	Kilgore	Gregg	Longview																											Kilgore	2
3	Overton	Rusk	Henderson	17,000	2,000,000	00																								Overton	3
4	Troup	Smith	Tyler	19,000	2,000,000	00																								Troup	4
5	Jacksonville	Cherokee	Rusk	19,000	2,000,000	00																								Jacksonville	5
6	Palestine	Anderson	Palestine	19,000	2,000,000	00																								Palestine	6
7	Mineola	Wood	Quitman	10,000	1,000,000	00																								Mineola	7
8	Tyler	Smith	Tyler	19,000	2,000,000	00																								Tyler	8
9	Chandler	Henderson	Athens	10,000	1,000,000	00																								Chandler	9
10	Corsicana	Navarro	Corsicana																											Corsicana	10
11	Ennis	Ellis	Ennis																											Ennis	11
12	Waxahachie	Ellis	Waxahachie																											Waxahachie	12
13	Hillsboro	Hill	Hillsboro																											Hillsboro	13
14	Cleburne	Johnson	Cleburne																											Cleburne	14
15	Alvarado	Johnson	Cleburne																											Alvarado	15
16	Burleson	Johnson	Burleson																											Burleson	16
17	Grandview	Johnson	Grandview																											Grandview	17
18	Alvarado	Johnson	Cleburne																											Alvarado	18
19	Cleburne	Johnson	Cleburne																											Cleburne	19
20	Burleson	Johnson	Burleson																											Burleson	20
21	Grandview	Johnson	Grandview																											Grandview	21
22	Alvarado	Johnson	Alvarado																											Alvarado	22
23	Cleburne	Johnson	Cleburne																											Cleburne	23
24	Burleson	Johnson	Burleson																											Burleson	24
25	Grandview	Johnson	Grandview																											Grandview	25
26	Alvarado	Johnson	Alvarado																											Alvarado	26
27	Cleburne	Johnson	Cleburne																											Cleburne	27
28	Burleson	Johnson	Burleson																											Burleson	28
29	Grandview	Johnson	Grandview																											Grandview	29
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31	Cleburne	Johnson	Cleburne																											Cleburne	31
32	Burleson	Johnson	Burleson																											Burleson	32
33	Grandview	Johnson	Grandview																											Grandview	33
34	Alvarado	Johnson	Alvarado																											Alvarado	34
35	Cleburne	Johnson	Cleburne																											Cleburne	35
36	Burleson	Johnson	Burleson																											Burleson	36
37	Grandview	Johnson	Grandview																											Grandview	37
38	Alvarado	Johnson	Alvarado																											Alvarado	38
39	Cleburne	Johnson	Cleburne																											Cleburne	39
40	Burleson	Johnson	Burleson																											Burleson	40
41	Grandview	Johnson	Grandview																											Grandview	41
42	Alvarado	Johnson	Alvarado																											Alvarado	42
43	Cleburne	Johnson	Cleburne																											Cleburne	43
44	Burleson	Johnson	Burleson																											Burleson	44
45	Grandview	Johnson	Grandview																											Grandview	45
46	Alvarado	Johnson	Alvarado																											Alvarado	46
47	Cleburne	Johnson	Cleburne																											Cleburne	47
48	Burleson	Johnson	Burleson																											Burleson	48
49	Grandview	Johnson	Grandview																											Grandview	49
50	Alvarado	Johnson	Alvarado																											Alvarado	50
51	Cleburne	Johnson	Cleburne																											Cleburne	51
52	Burleson	Johnson	Burleson																											Burleson	52
53	Grandview	Johnson	Grandview																											Grandview	53
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56	Burleson	Johnson	Burleson																											Burleson	56
57	Grandview	Johnson	Grandview																											Grandview	57
58	Alvarado	Johnson	Alvarado																											Alvarado	58
59	Cleburne	Johnson	Cleburne																											Cleburne	59
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62	Alvarado	Johnson	Alvarado																											Alvarado	62
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64	Burleson	Johnson	Burleson																											Burleson	64
65	Grandview	Johnson	Grandview																											Grandview	65
66	Alvarado	Johnson	Alvarado																											Alvarado	66
67	Cleburne	Johnson	Cleburne																											Cleburne	67
68	Burleson	Johnson	Burleson																											Burleson	68
69	Grandview	Johnson	Grandview																											Grandview	69
70	Alvarado	Johnson	Alvarado																											Alvarado	70
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73	Grandview	Johnson	Grandview																											Grandview	73
74	Alvarado	Johnson	Alvarado																											Alvarado	74
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77	Grandview	Johnson	Grandview																											Grandview	77
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99	Cleburne	Johnson	Cleburne																											Cleburne	99
100	Burleson	Johnson	Burleson																											Burleson	100

Number	Name of Town	In what County	Population of County	Value of Taxable Property	Fiscal Year Ends	Value of Animals: Cattle	Horses	Sheep	Hogs	Mules	Value of Average Products Raised per Acre: Corn	Cotton	Oats	Wool	Hay	Flax	Sweet Potatoes	Irish Potatoes	Sugar Cane	Fruits	Vegetables	Wages: Farm Hands per Month	Mechanics per day	No. of Miles of Country Tributary: North	South	East	West	Proportional Course: Cultivation	Timber	Prairie	Average Value of Land: Price per Acre	Taxes 1876, on $100.00: State	County	Name of Hillable Citizens from whom further information can be obtained by letter:	Number of miles of Road in Texas Ever Built by Company	Name of Town	Number
1	Longview	Gregg		$1,155,719	10																															Longview	1
2	Kilgore	Gregg																																		Kilgore	2
3	Overton	Rusk	17,000	2,000,000	00																															Overton	3
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100	Burleson	Johnson																																		Burleson	100

LIST OF STATIONS

ON LINE OF

THE INTERNATIONAL & GREAT NORTHERN RAILROAD,

SHOWING ELEVATION ABOVE GULF OF MEXICO.

HOUSTON DIVISION.

Number	Stations	County	Distance from Houston	Elevation	Remarks
1	Houston	Harris		52.0	
2	Spring Branch	"	13.0	73.0	Depot at Spring Branch, 1 mile below.
3	Jones Prairie	Harris	23.0	87.0	Depot at Jones Prairie, 1 mile below.
4	Tomball	"	31.0	91.0	Depot at Tomball, 1 mile below.
5	Waller	"	37.0	91.0	Depot at Waller, 1 mile below.
6	Hempstead	Waller	50.0	110.0	
7	Pattison	"	57.0	115.0	
8	Prairie Point	"	61.0	115.0	
9	Brookshire	"	67.0	115.0	
10	Katy	"	70.0	115.0	
11	Simonton	Fort Bend	75.0	115.0	
12	Rosenberg	"	79.0	115.0	
13	Sartartia	Fort Bend	84.0	115.0	
14	Stafford	"	87.0	115.0	
15	Arcola	"	90.0	115.0	
16	Fresno	"	93.0	115.0	
17	Manvel	"	96.0	115.0	
18	Alvin	Brazoria	102.0	115.0	
19	Pearland	"	105.0	115.0	
20	Liverpool	"	108.0	115.0	
21	Angleton	"	112.0	115.0	
22	Velasco	"	116.0	115.0	
23	Quintana	"	118.0	115.0	
24	Freeport	"	122.0	115.0	
25	Brazoria	"	126.0	115.0	
26	Sandy Point	"	129.0	115.0	
27	Bay City	Matagorda	135.0	115.0	
28	Cedar Lake	"	139.0	115.0	
29	Blessing	"	143.0	115.0	
30	Tres Palacios	"	147.0	115.0	
31	Midfield	"	151.0	115.0	
32	Wadsworth	"	155.0	115.0	
33	Palacios	"	159.0	115.0	

RED RIVER DIVISION.

Number	Stations	County	Distance from Houston	Elevation	Remarks
1	Denison	Grayson		617.0	
2	Bells	"	12.0	620.0	At Depot 12 ft. below; Bank of Cr. 11 ft. below.
3	Sherman	"	18.0	620.0	At Depot.
4	Pottsboro	Grayson	27.0	620.0	Bed of River 23 ft.; Bank of River 20 ft.
5	Gunter	"	32.0	620.0	
6	Van Alstyne	"	37.0	620.0	
7	Tioga	"	42.0	620.0	
8	Gainesville	Cooke	47.0	620.0	
9	Lindsay	"	52.0	620.0	
10	Muenster	"	57.0	620.0	
11	Saint Jo	"	62.0	620.0	
12	Montague	Montague	67.0	620.0	
13	Bowie	"	72.0	620.0	
14	Nocona	"	77.0	620.0	
15	Ringgold	"	82.0	620.0	
16	Spanish Fort	"	87.0	620.0	
17	Decatur	Wise	92.0	620.0	
18	Paint Creek	"	97.0	620.0	
19	Chico	"	102.0	620.0	
20	Bridgeport	"	107.0	620.0	
21	Jackson	"	112.0	620.0	
22	Newark	"	117.0	620.0	
23	Paint Rock	Denton	122.0	620.0	
24	Aurora	"	127.0	620.0	
25	Boyd	"	132.0	620.0	
26	Decatur	Wise	137.0	620.0	
27	Chico	"	142.0	620.0	
28	Paint Creek	"	147.0	620.0	
29	Bridgeport	"	152.0	620.0	
30	Jackson	"	157.0	620.0	
31	Newark	"	162.0	620.0	
32	Paint Rock	Denton	167.0	620.0	
33	Aurora	"	172.0	620.0	
34	Boyd	"	177.0	620.0	
35	Decatur	Wise	182.0	620.0	
36	Chico	"	187.0	620.0	
37	Paint Creek	"	192.0	620.0	
38	Bridgeport	"	197.0	620.0	
39	Jackson	"	202.0	620.0	
40	Newark	"	207.0	620.0	
41	Paint Rock	Denton	212.0	620.0	
42	Aurora	"	217.0	620.0	
43	Boyd	"	222.0	620.0	
44	Decatur	Wise	227.0	620.0	
45	Chico	"	232.0	620.0	
46	Paint Creek	"	237.0	620.0	
47	Bridgeport	"	242.0	620.0	
48	Jackson	"	247.0	620.0	
49	Newark	"	252.0	620.0	
50	Paint Rock	Denton	257.0	620.0	
51	Aurora	"	262.0	620.0	
52	Boyd	"	267.0	620.0	
53	Decatur	Wise	272.0	620.0	
54	Chico	"	277.0	620.0	
55	Paint Creek	"	282.0	620.0	
56	Bridgeport	"	287.0	620.0	
57	Jackson	"	292.0	620.0	
58	Newark	"	297.0	620.0	
59	Paint Rock	Denton	302.0	620.0	
60	Aurora	"	307.0	620.0	
61	Boyd	"	312.0	620.0	
62	Decatur	Wise	317.0	620.0	
63	Chico	"	322.0	620.0	
64	Paint Creek	"	327.0	620.0	
65	Bridgeport	"	332.0	620.0	
66	Jackson	"	337.0	620.0	
67	Newark	"	342.0	620.0	
68	Paint Rock	Denton	347.0	620.0	
69	Aurora	"	352.0	620.0	
70	Boyd	"	357.0	620.0	
71	Decatur	Wise	362.0	620.0	
72	Chico	"	367.0	620.0	
73	Paint Creek	"	372.0	620.0	
74	Bridgeport	"	377.0	620.0	
75	Jackson	"	382.0	620.0	
76	Newark	"	387.0	620.0	
77	Paint Rock	Denton	392.0	620.0	
78	Aurora	"	397.0	620.0	
79	Boyd	"	402.0	620.0	
80	Decatur	Wise	407.0	620.0	
81	Chico	"	412.0	620.0	
82	Paint Cre

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WHO SHOULD GO TO TEXAS.

Only three classes of persons should go to Texas, viz:

1. Those who wish to engage in agricultural pursuits.
2. Those who wish to engage in manufacturing enterprises.
3. Those who seek a field for the profitable investment of capital. Under the first heading are included those who wish to hire out as farm hands; those who wish to rent lands, and those who wish to become owners of farms. The demand for farm hands is great and the wages paid are fair. For a young man who is entirely destitute of capital, it is a good idea to work on a farm for one year. By so doing, he will gain a valuable experience and make some money, and if he is industrious and worthy, can easily rent or buy land for himself for the next year.

The International and Great Northern Railroad Company invites only sober, industrious and worthy men to settle upon its line of road. It seeks no man for a settler who thinks he has only to go to Texas to find a fortune ready for presentation to him upon his arrival. Many men seem to go to the newer States under this delusion. The practice of the homely virtues of sobriety, industry and frugality is necessary to success in Texas as well as elsewhere. The difference in favor of Texas consists in the fact that the poor man can succeed so much more easily here than elsewhere. The International and Great Northern Railroad Company takes a deep interest in the success of the people who settle upon the line of its road, and, through its agents, will do all in its power to aid people to locate upon its line to the best advantage to themselves.

WHEN TO GO TO TEXAS.

The month of November is the best time in which to go to Texas, but any time from the first of October to the first of January will do for the emigrant. Going at such a season, the emigrant will have time to look about and locate himself advantageously, to buy or rent land, and in case of purchase, to clear and fence his land, build his house, break his land, and be in readiness to plant by the first day of the following March. Arrangements for renting land are usually made in November and early in December, and renters generally take possession of their land by or before Christmas.

Emigrants from the Northern States *should not forget that they are going South, not West, and that the climate and the seasons for sowing and reaping are entirely different from what they have been accustomed to*, therefore they should start as early as possible after **October first.**

WHERE TO GO IN TEXAS.

Unless your home in Texas has been fully decided upon, buy your ticket to Palestine, Texas, which is the Headquarters of the Railroad Company and of its Land and Immigration Department, and where the Company, entirely at its own expense, furnishes a neat and comfortable house in which emigrants and their families are furnished lodgings, fuel, lights, water, and cooking stove and utensils, free of all cost to them, so that they have only to furnish themselves provisions and bedding while stopping at the

"IMMIGRANTS' HOME," AT PALESTINE.

The Home is intended as a place where emigrants and their families can rest after their journey, and as an inexpensive stopping place for families, while husbands and fathers are looking about for permanent homes. It is under the exclusive control of the Railroad Company, is for the benefit of emigrants and their families only, and strict order and cleanliness are enforced. If you cannot buy an emigrant ticket from your nearest railroad station to Palestine, or the point you wish to reach in Texas, then write yourself, or get the Railroad Agent to write, to the General Ticket Agent of the railroad on which you live, to find out the nearest station from which you can buy such a ticket and the best rates that can be obtained for your party.

Where a number move together, the best way is to hire a car and load and ship your furniture and household goods by the car load, as rates are much cheaper by the car load, and your things will go through quicker and in better order in this way. In coming to the State, be sure that you have your tickets over the *International & Great Northern Railroad and connections* to Palestine, Texas. By this route the emigrant makes the journey in comfortable coaches, and by express trains, as quickly as passengers who buy first-class tickets. Be careful to see that your baggage is checked through to Palestine, Texas.

RENTING LANDS.

There is a large amount of land for rent each year on the most favorable terms. Where the landlord furnishes the land and improvements only, and the tenant the team, tools and provisions, the landlord receives from one-fourth to one-third of the crop, and the tenant has the remainder. Where the landlord furnishes everything necessary to the making of the crop, except the provisions for the family of the tenant, the crop is usually divided equally between the parties. The two systems of leasing offer industrious poor men, and especially those with considerable families, golden opportunities to become independent and the owners of farms at an early day. Thousands of men in Texas, who are to day independent and the owners of fine farms, made the first step towards success by renting land in the manner described, and many of them purchased farms with the profits of a single year's lease. Of course it is more profitable for a man to buy land and improve and work his own farm, if he has the means to do so, but for those who are destitute of capital and are possessed of industry and some knowledge of farming, the system of renting land for a share of the crop cannot be too highly commended.

At the Immigration office at Palestine you will find full lists of lands for sale and farms for rent, also lists of farmers wanting hands. The officers of the Company will be found ready to give immigrants all proper assistance and information.

Reasons for settling on the Line of the International and Great Northern Railroad.

There are nineteen counties on the line of this railroad. The aggregate area of these counties exceeds that of the States of Massachusetts, Connecticut, Rhode Island and Delaware combined. By the census of 1870, these four States had an aggregate population of 2,337,173, while the population of these nineteen counties in Texas was less than one-thirteenth of the States named. The soil of these counties is far superior, in point of fertility, to that of those States, and a much greater variety of products can be grown here than there. There land is

high-priced and scarce. Here it is abundant and cheap. A plenty of good land can still be purchased in these nineteen counties at from two to five dollars per acre. Nearly every variety of soil, country, and product can be found in these nineteen counties, a brief description of each of which is given in this pamphlet.

GENERAL REMARKS.

In the nineteen counties described in this book, a man is offered almost every kind of soil and product. Let him choose carefully and well his future home. Undoubtedly the prairie country is the most beautiful and attractive, but it is not the place for the poor man or the man with very slender means. It is not advisable for any man with less capital than one thousand dollars to go to a prairie country to buy land and open a farm for himself. On the most economical basis he cannot provide a house for his family and a fence for his field and lot for less than five hundred dollars. Breaking his land, and his tools, teams, and provisions for the year will consume the balance of the thousand dollars. Good land can be bought for less money in the timber region, and the timber, instead of being an annoyance, becomes a source of profit. With his axe the poor man literally hews out his own fortune. Buying one hundred acres of land at three dollars an acre, one-third cash and the balance on ample time, he pays only one hundred dollars on his land the first year. With his axe he cuts the logs, out of which he builds a neat and comfortable house. With his axe he splits out the boards with which he floors, and if he pleases, covers his house. He does the same for his stable and sheds. While clearing his land for cultivation, he thus not only obtains the material for his house, and other buildings, but he cuts the timber out of which he splits the rails with which he fences his land. In addition to this, he has a permanent and abundant supply of fuel without any expense, and if near the railroad, can usually sell wood and ties to the Railroad Company, and thus easily obtain some ready money. Thus the poor man, with only four or five hundred dollars, can safely buy land and commence farming in the timber region. Usually the timber land is easily cleared and put in cultivation. Many a man has built his log cabin and cleared and fenced a field of ten or fifteen acres in from fifty to sixty days, with but little extra help. There is no intention here to under-rate the prairie country, but the desire is simply to state the facts as they exist, and to show men of small means the extraordinarily favorable opportunities open to them in the timber region on the line of this road. When, to the advantages already enumerated of the timber country over the prairie country, are added the facts that the timber country is much the best watered, both as to springs and streams, and further, that the water is of the soft freestone kind, against the hard limestone water of the prairies, that the seasons are more regular, and that it is a better region for the growing of fruits and vegetables, it will be apparent that the solid advantages of the timber country have been overlooked by those who form an opinion of a country merely by what they see from the window of a car,

DESCRIPTION OF COUNTIES.

COMMENCING AT THE SOUTHERN EXTREMITY

OF THE

INTERNATIONAL & GREAT NORTHERN R. R.,

WE HAVE FIRST

BRAZORIA COUNTY.

Brazoria county is situated in the central part of the Gulf coast of Texas, on both sides of the Brazos river. It is situated between the 29th and 30th degrees of north latitude, where a semi-tropical sun, tempered by the constant and invigorating Gulf breeze, gives it an equable and delightful climate. The county comprises an area of 1,260 square miles. The northern, western and southern portions of the county, which constitute nearly two-thirds of its area, are mostly prairie. The timber lies along the river courses and covers extremely rich and fertile lands lined with alluvial bottoms. There is abundance of excellent timber for fuel, fencing and other purposes, consisting of live-oak, cedar, ash, pin-oak, Spanish oak, pecan, hackberry, holly, cotton-wood, box-elder, mulberry, sycamore, elm, and other varieties. Brazoria county is noted for its magnificent live-oaks, which attain an immense size, often measuring from six to fifteen feet in circumference, and towering skyward fifty feet or more; their generous shade is grateful alike to man and beast, and their bountiful supply of acorns fatten the hogs, who devour them with avidity. Live-oak timber is valuable for railroad ties, bridge timbers, fence posts, and for building purposes, lasting as it does for nearly a century without decay. It is highly prized by ship-builders, who can afford to pay a large price for it on account of its exceeding durability. In 1875, 4,800 live-oak logs were taken by government contractors from Brazoria county at highly remunerative prices.

The I. & G. N. R. R. affords facilities for transportation at Columbia, the southern terminus of that road, and with its connections branching off in every direction, forms the main artery to the north, northeast and northwest.

The navigable waters are the Brazos and San Bernard rivers, Oyster creek and Chocolate bayou. Along the margins of the streams we have the alluvial sandy soil, of inexhaustible fertility, generally twenty to forty feet in depth. The peach brakes and the stiff red lands away from the streams are, when well broken up, probably the most reliable in dry seasons; but this county generally is very little dependent on seasons for making a crop, as it rarely suffers from drought. One bale of cotton, forty to fifty bushels of corn, or twelve to fourteen hundred pounds of sugar, with the usual quantity of molasses or syrup, may be called an average yield per acre, though in good seasons and with skillful cultivation fully double that estimate can be realized. Fertilizers are never used, yet crops of corn of one hundred bushels to the acre have been made.

Prices of land vary according to location and improvements. Unimproved prairie can be bought at from 50 cents to $2.50 per acre; improved prairie from $2.50 to $10.00; bottom improved, from $5.00 to $25.00 and upward.

Well-water is found twenty-five to thirty-five feet below the surface. Cisterns, however, are generally used, which, with simple filtering attachments, furnish an ample supply of pure water all the year round.

The rivers and bayous are abundantly stocked with fish, and a visit to the Gulf is rewarded by the largest and most delicious oysters and fine sea fish. The timber lands abound with deer and small game of every kind.

The average temperature of the whole year is 65 to 75 degrees, and the warmth of summer is tempered by constant sea breezes. The rivers are purified by the tide water of the sea, which flows inland some 60 miles. There is a remarkable evenness of temperature, generally only moderate winds and rain, rendering this at once one of the most delightful climates ever known. The nights are always cool.

It is asserted that not a case of yellow fever or other fatal epidemic disease has ever been known there.

Corn, sugar-cane, cotton, tobacco, wheat, rye, barley, oats, millet, Irish and sweet potatoes, peas, sorghum and vegetables of every kind, are successfully raised. The staples at present are sugar-cane, corn, cotton and tobacco. More sugar is made in this

county than in all the other counties of Texas combined. It is the most profitable crop made, and the area devoted to its cultivation is being rapidly increased. Within the last three years a number of persons have been engaged exclusively in market-gardening, with very gratifying results. Potatoes and cabbage are the staples, which find a ready sale in Galveston and Houston, and with the fast trains over the I. & G. N. R. R. and its connections, the products of Brazoria county can reach the great markets of the North several weeks in advance of any competition. From 150 to 200 bushels of Irish potatoes, and from 200 to 500 bushels of sweet potatoes per acre are grown. They bring in market from $1 to $2 per bushel for Irish, and from 50 cents to $1.50 for sweet. The average product of cabbage per acre is 3,000 to 5,000, which sell at 6¼ to 25 cents per head, according to the size, season and state of the market.

Two or three crops can be raised successively each year, there being little cold weather to hinder production, and the gardener can plant and gather nearly every month.

Experiments made in the last two or three years have awakened farmers to a realization of the fact that they possess a grain-producing region equal to any portion of the world. Now (in the latter part of May) the standing crops of oats and wheat of the anti-rust variety excite the admiration of visitors. Wheat is fully headed, with smooth, large grains, nearly ripe, and promises a yield of thirty to thirty-five bushels per acre.

The blackberry, dewberry, mulberry, wild plum, grape, black and red haw, grow wild in profusion, indicating what can be accomplished by care and cultivation. The native grapes—mustang, summer and winter grapes—bear abundantly, and are excellent for table use and for wines. The cultivated varieties, wherever introduced, have made remarkably thrifty vines and large sized fruit. Wine is made from the native grape, and is worth in market from two to three dollars per gallon. The cultivated fruits, such as peaches, pears, plums, apricots, nectarines, quinces, figs and grapes thrive well and are of fine flavor. Bananas are cultivated to some extent, and can be made exceedingly profitable. Strawberries are very prolific, and with proper cultivation will ripen during several months. Figs are almost indigenous to the soil, and flourish in the greatest luxuriance, and will no doubt become a valuable article of export.

Horses, cattle, hogs and poultry are raised and kept with little trouble. Cattle have fine pasturage on the native grasses and cultivated clovers the year round.

Columbia, the southern terminus of the I. & G. N. R. R., is the most important town in the county. It is pleasantly situated on the western bank of the Brazos river, has a population of about 1,000 inhabitants, and is justly noted for the intelligence and excellent character of its people.

Brazoria is the county seat, and is located on the west bank of the Brazos river, about eight miles below Columbia. Population about 800.

Oyster Creek, Chenango, China Grove and Sandy Point are railroad stations in this county, and afford convenient facilities for shipment for the eastern portion of the county.

THE COUNTY OF MATAGORDA

Lies immediately west of Brazoria. In variety of soil and productions it is much like Brazoria county. The greater portion of the county is most conveniently reached over the I. & G. N. R. R., *via* Columbia.

This county has suffered greatly for the want of shipping facilities, but there is now good reason to hope for the speedy completion of a railroad from Columbia through Matagorda county, when one of the finest portions of the State will be opened up to immigration. In many instances lands in Brazoria and Matagorda counties, as rich as the delta of the Nile, which had a cash value of $50 per acre before the war, can now be bought for $5 per acre. The land is as rich as ever, and is bound to have its old-time value before long. These are the two best sugar counties in Texas. The lands here are as rich as those in Louisiana, while unlike Louisiana, they are not subject to overflow, and in Texas taxes are lighter and labor more reliable than in any other Southern State. Sugar is more profitable than any other staple crop in the United States, and men of comparatively small means can engage in its cultivation and have their cane ground and sugar made at some central point. Many planters made a net profit over $100 to the acre on the sugar crop of 1876. The I. & G. N. Railroad runs through the southeast corner of

FORT BEND COUNTY,

Which is situated immediately north of Brazoria county.

Arcola is the only station on the line of this road in the county, and it is near the point of intersection of this road with the G. C. & S. F. R. R. from Galveston. West of Arcola are the rich bottom lands of the Brazos river, while to the east are the prairies, which are devoted almost exclusively to stock raising. This part of Fort Bend county is much like Brazoria county with respect to soil and productions. Continuing northeast, we come next to

HARRIS COUNTY.

About one-sixth of the area of this county is timbered and the remainder is prairie. The timber is confined principally to the eastern portion of the county and the margins of the streams. Nine different lines of railroad cross the soil of this county, and besides there is a line of communication by water from Houston and Galveston, so that the citizens of the county enjoy the best of facilities for transportation. In the county the settlements are confined principally to the borders of the streams, the prairies being for the most part devoted to stock-raising. These prairies afford an excellent range for stock, and convenience to market give stock-raisers a great advantage, in being able at any time to dispose of their beef cattle. There is a variety of soil in the county which is well adapted to the growing of cotton, corn, cane, oats, vegetables of all kinds, and quite a variety of fruits.

The extraordinary convenience to market of these lands give them great additional value, and renders farming and gardening very profitable employments. The county is quite well watered by a number of streams.

Houston, the county seat, is a city of about 25,000 inhabitants, is the second city in the State in population and wealth, but is second to none in the enterprise of its citizens, and is the great railroad centre of Texas. Eight different lines of railroad radiate from this city, while the ninth line is practically created by the running of the trains of the San Antonio R. R. over another road, from Pierce Junction to Houston. Houston has a grain elevator, a flouring mill, two cotton compresses, a cotton factory building, to replace the one recently burned, several foundries and machine shops, a number of banks, many churches and institutions of learning, the Masonic Temple for the State, a a new and splendid market-house, breweries, soap factories, and other industries of which want of space will not permit mention.

Pierce Junction, six miles southwest of Houston, at the crossing of the I. & G. N. and San Antonio Railroads is an important point for the shipment of live stock.

Westfield is a small town, nineteen miles north of Houston

Spring is a small town, about twenty-three miles north of Houston, is near the thriving German settlement on Spring Creek; is at the northern edge of the great prairie extending north from Houston, and is an important lumber station, as at this point we strike the south line of the great timber region of Texas. At Spring are two stores, a Baptist church and two schools. Unimproved prairie can be bought at from $1 to $2 per acre, timber land and that which is part timber and part prairie from $2 to $5 per acre. Leaving Harris county at the crossing of Spring creek, we enter

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MONTGOMERY COUNTY.

This county is noted for its good farming lands and immense forests of pine and oak.

The principal varieties of soil are the black sandy loam, the rich peach lands, and the gray sandy upland, which is very good farming land, but is even more valuable for its heavy growth of timber. About nine-tenths of the county is well timbered with pine, white oak, red oak, hickory, walnut, pecan, etc.

This county is well watered by small streams, and has many springs of pure freestone water in the eastern portion.

The principal crops are cotton and corn, but barley, oats, rye, potatoes, broom-corn and all kinds of vegetables are raised successfully, as is also sugar-cane, which succeeds well and grows to the height of six or seven feet. The health of the county is generally good. Such fruits as peaches, plums and figs are produced in abundance; apples and pears have been grown successfully of late. The wild grape abounds here, and many people make from it an excellent quality of wine for their own use. Of cotton, the average product per acre is about 1,200 pounds in the seed, and from 20 to 40 bushels of corn to the acre. Hogs are raised with but little trouble, as the mast is abundant; bacon is easily saved, and is usually plentiful.

The range for cattle is good, as the grass is excellent in the summer, and the cane in the bottoms affords a fine range as well as shelter during the winter.

There are many saw mills in the county constantly engaged in cutting up the pine lumber. Rough lumber can be had at the mills for $9 per thousand.

The International & Great Northern Railroad runs through the centre of the county from north to south, thus furnishing cheap and speedy transportation for all its products to good markets. There is a large amount of valuable white oak timber in the county, which would afford abundant material for several stave mills and manufactories of wagons and agricultural implements. The line of the railroad in this county is dotted with saw mills, each one of which is the nucleus of a small settlement.

The largest and most important town in the county is

Willis, situated upon the railroad, and 47 miles north of Houston. The town was laid off by the Railroad Company in the fall of 1871, and now has a population of about 1,000 inhabitants. It has nine first-class dry goods and grocery stores, all occupying

substantial two-story buildings, two drug stores, a manufactory of wagons and agricultural implements, a broom factory, an establishment where saddles and harness are made, a manufactory of staves, dressed lumber, shingles and mouldings, two saw mills, two steam cotton gins and grist mills, a brick yard, bakery, livery stable and two hotels, blacksmiths, tinsmiths and shoemakers, four church organizations, viz.: Methodist, Baptist, Presbyterian and Campbellite, one church used by all in common, but two more about so be constructed, two public school buildings and one private school, a temperance society and a Lodge of Free Masons, who have a good two-story building for their exclusive use.

This is an excellent county in every respect, and plenty of good land can still be bought at from $1.50 to $10.00 per acre. A stave mill has recently been put in successful operation at Willis, and is the only mill of the kind in the State, and is wholly unable to supply the demand upon it for barrels. There should be many more mills of the same kind in these counties, also works for the manufacture of agricultural implements, saw mills, wagons, etc. *Here is timber of the best quality, and the land upon which it stands can be bought for a trifle. Here also is an abundant home market. Only one stave mill and one small manufactory of agricultural implements in Texas, and not a single manufactory of mill saws in the State! and yet the best of markets and the best of timber here! Here is a golden opportunity for manufacturers and capitalists.*

WALKER COUNTY

Is reached next in order. About four-fifths of the county is timbered, including large tracts of bottom land. The prairies, of which there are many scattered throughout different parts of the county, are generally good, rich black soil, producing finely corn, cotton, oats, potatoes, peas, etc.

Almost every character of soil can be found in the county—rich black land, black and gray prairie land, loamy soil, creek, hammock and sandy land—affording thus to the purchasers an opportunity to procure any kind they wish. In many instances nearly all these qualities can be combined in one farm, and always in the same neighborhood.

Crops are diversified, but the principal crops are corn, cotton, oats, potatoes, cane, etc. The cotton crop averages about 1,000 pounds of seed cotton per acre. In bottom land and black prairie the yield is often a bale. The uplands, which are more easily cultivated and are of lighter quality, yield 700 to 800 pounds of seed cotton per acre. No fertilizers are used.

Corn averages twenty bushels per acre. Chinese and sorghum cane do well here, and have been cultivated very profitably. Sugar-cane does well on the bottom lands. Wheat was raised successfully in the county before and during the war, but the high price of cotton after the war caused people generally to abandon grain for cotton.

Mast is abundant in most parts of the county, and many thousand pounds of pork are slaughtered annually which have not eaten more than corn enough to keep them gentle.

One of the great features of the county is timber—white, red, post and pin-oak, hickory, pecan, ash, walnut, gum, cedar, cypress, etc., and all in abundance, and which should be in demand for stave and shingle mills, and manufactories of agricultural implements, furniture, etc.

Large quantities of lumber are consumed at the penitentiary in manufacturing furniture, wagons, etc.

There are several fine cedar brakes in the county.

There are now in the county about one dozen saw mills actively at work. Pine lumber is worth $9 per thousand feet, and is being shipped in large quantities by rail to the northern and northwestern counties.

The county is well watered by the Trinity river on the north and east, and by the San Jacinto and many other streams in different portions of the county. It abounds in springs and wells of pure freestone water, and has many springs of white, red and black sulphur, alum, chalybeate, bituminous, etc., etc.

The climate is healthful, the society is good, and good food is cheap and abundant.

Good unimproved land can be bought on favorable terms at from $2 to $5 per acre, and timber on it is worth more than the price paid for it if near the railroad.

The I. & G. N. R. R. runs through the county from north to south, with a branch from Phelps Junction to Huntsville, which is near the centre of the county, thus affording excellent transportation facilities. A plenty of good improved land in the county for rent another year.

Huntsville, the county seat, was settled in 1834, and has a population of about 2,000. It is pleasantly located among hills, and has long been justly noted for its good schools and good society. It has ten stores of general merchandise, two grocery stores, one saddlery shop, one bakery; Presbyterian, Methodist, Baptist, Episcopal and Christian churches; a college for males and another for females; other public and private schools and Lodges of Masons and Odd-Fellows who own buildings of their own.

The State Penitentiary is located here, which affords a good market for cotton, wool, corn, butter, eggs, chickens, etc., etc., and farm products generally, and supplies cotton and wool fabrics, furniture, wagons, plows, etc.

Considerable traffic comes to this point from the adjacent county of Grimes.

Waverly is a small town of about 150 inhabitants, and was laid off by the Railroad Company in November, 1872. It is situated in the midst of a splendid farming country. It has five stores of general merchandise, one drug store, one shoe shop, a Catholic church for the large and flourishing Polish settlement near by; another church used in common by the Protestant denominations; two schools; a large building owned and used by the Freemasons, an active society of the Friends of Temperance, and the Grangers are proposing to erect a building for free use by immigrants. Considerable trade from San Jacinto county comes to this point and also to Willis.

Phelps Junction.—A town has been laid off here. It is surrounded by a good country. One small store at this point.

Dodge.—The town was laid out by the Railroad Campany in March, 1872; and now has a population of about 100. It has five stores of general merchandise, one drug store, two saw mills near by, one church building for common use, one school, and a building owned and occupied by the Freemasons. The town is growing.

Riverside.—A station on the south bank of Trinity river, with about twenty-five inhabitants. It has one store, and a large building will soon be completed and furnished with machinery for the manufacture of oil from cotton seed, and will have a cotton gin and saw mill attached. Two miles distant, on the Trinity river, is the old town of Newport, where there is a church, school, Masonic building, store and mills. Riverside has a good location, in a good country, and is bound to grow.

Crossing the Trinity river, we enter

TRINITY COUNTY.

This excellent county is bounded on the west and southwest by Trinity river, and on the east by the Neches river. By their courses these streams border the county an aggregate distance of about 100 miles, aud a wide belt of rich bottom lands extends along each stream. The soil of these bottom lands is black waxy and a black sandy loam, easily worked and very productive. The land is covered with a heavy growth of valuable timber, among the varieties of which are white oak, red oak, pin-oak, ash, walnut, pine, cypress, hickory and pecan. The timber is worth more than the price of the land. In many places are cane-brakes, where the cattle range and keep fat through the winter. The county abounds in springs of pure freestone water, which are the sources of the numerous streams by which the county is well watered.

While this is a timbered county, yet scattered through it are many prairies ranging in area from 20 to 1,000 acres. These prairie lands are not only good for grazing, but also produce excellent crops when cultivated. The larger streams are bordered with rich bottom lands, and farther back have what is called the second bottom or hammock land, which is very fertile. The soil of the upland is a black and gray sandy loam, which is easily cultivated, and produces very well without fertilizers for a number of years. Unlike the pine lands of Georgia, Florida and some other States, it is a notable fact that the pine lands are good farming lands, and are as valuable for farming purposes as for their timber. Of course the thriftless style of farming which exhausts the soil year after year, without returning anything to it, will tell upon this kind of land quicker than upon the heavier soils.

The uplands produce from 200 to 350 pounds of lint cotton of an excellent quality, and from 20 to 30 bushels of corn to the acre. The bottom lands yield a bale of cotton and from 40 to 50 bushels of corn to the acre. Oats, rye and barley have been thoroughly tested, and yield good crops. Wheat has succeeded well when tried. This is an excellent county for fruits aud vegetables of all kinds. Millet does well, and has yielded as much as three tons to the acre. This is a good stock county. Hogs fatten upon the mast. There are many mineral springs in the county, among the most noted of which are the Chalybeate springs at Alford's Bluff, and the Sulphur springs near Trinity Station. The general health of the county is good. The county has a great source of wealth in its vast pineries, which has scarcely yet been touched by the mill-men.

In the central and eastern portions of the county are large bodies of long-leaf pine, situated from fifteen to twenty-five miles from the railroad, which have not been touched for the want of good wagon or tram roads to connect them with the railroad. Large fortunes are in store for the men who have the sagacity and capital to buy up these lands at their present low prices, build a tram road to them, and cut up this valuable timber to supply the ever-increasing demand of Central and Western Texas for lumber.

This is about the best county in Texas for a poor man. More and better land can be bought here for the same money than in any other county in Texas on the line of a railroad. Unimproved lands range in price from $1 to $4 per acre.

Trinity, situated upon the railroad, and seven miles north of the river, was laid off by the Railroad Company in the spring of 1872, and has a population of about 300. It has three stores of general merchandise, one grocery store, one drug store, two hotels, one blacksmith shop, one carpenter shop, two saw mills, one school house with an excellent school in operation, one Baptist and one Methodist church for the whites, and one church for the colored people.

A cotton gin and grist mill will soon be completed. There is a sulphur spring near town whose waters possess valuable medicinal qualities. The hotel accommodations are good. Trinity enjoys an extensive trade from Trinity, Polk, and portions of Angelina, Tyler and Jasper counties.

HOUSTON COUNTY

Lies immediately north of Trinity county. The county is well watered by large streams or creeks traversing it in different directions, with the Trinity and Neches rivers on its western and eastern borders, the Big Elkart, Little Elkart, Hurricane bayou, Caney, Negro creek, White Rock, Tantabogue and their tributaries, which have their source along the centre of the county and flow west into the Trinity river. The Cochino bayou, Hickory creek, Camp Piney and San Pedro flow east into the Neches river, besides numerous lakes in different sections of the county, which are filled with choice fish.

These streams never run dry, and many of them afford fine water power for propelling machinery for manufacturing purposes, numerous mills and gins being now operated by them.

Springs of freestone water abound in nearly every part of the county, and an abundance of water of the same kind can be had in wells by digging from 12 to 40 feet. In respect to the number of its springs, the number and the size of its streams, and the quality of its water, may be safely asserted that Houston is the best watered county in Texas.

As to the soil there is a great variety, and the immigrant can suit himself as to uplands or bottom lands, prairie or timbered lands. He can have the black stiff soil, timbered or in prairie. He can have the black sandy loam timbered, prairie, bottom or uplands; also the red chocolate or red sandy lands. He can also find the gray sandy lands with timber or prairie. The soil of the gray sandy and the black loam, and the black stiff or waxy lands, is generally from two to eight feet in depth. The whole is underlaid with a clay subsoil.

The county is well timbered, and has pine lands in bodies, separated in different sections of the county, while the red oak, post oak, black oak, walnut, ash, hickory, pecan and cedar are the chief varieties. The post oak is very valuable for fencing purposes, as rails or posts, and will last for twenty years or more.

Pine timber can be had at any of the many saw mills in the county at $9 per M. feet.

Stock of all kinds does well, it requiring little and frequently no forage to keep dry cattle in winter, owing to the mildness of our winters. Hogs do well, as there is mast nearly all the year sufficient to make them fat in the range, while horses and mules can be raised here as cheap as in any section of the country.

The chief productions of this county are cotton, corn, potatoes, cane, oats, etc. Many farmers are now turning their attention to raising wheat, rye, and other small grain, while tobacco grows large and luxuriant; the leaf produced is long and broad, of excellent flavor, and well adapted to making cigars and smoking tobacco. Cotton grows to its greatest perfection in this county—on the uplands an average crop will grow from 1,000 to 1,200 pounds. The bottom lands will grow 1,500 to 2,000 pounds seed cotton per acre, and from 20 to 50 bushels corn per acre. The ribbon and sorghum cane both flourish, and are becoming important items of the productions of this county. Wheat and other small grain do well. During the last three years the farmers have turned their attention more to raising small grain than formerly. Small grain is harvested about the first of June. Grapes grow in the greatest abundance both in the wild and domestic state, large quantities of wine being made each year from the native wild grape, which grows luxuriantly in the woods all over the county, and as large as ordinary marbles.

Fruits and vegetables of nearly every kind do remarkably well. In the county there are seventy school-houses, which are mostly public property. The free schools have been better organized in this county than in most counties in Texas.

Several hundred immigrants, with their families, settled in this county during the winter of 1876-7, including many people from Pennsylvania and Ohio. All express themselves well pleased with the county and its people.

Unimproved lands can be bought here at from $1 to $3 per acre, owing to the locality and quality. First-class land can be bought, three to four miles from the railroad, at from $2 to $3 per acre, with one, two and three years to make payments, and longer when desired. Improved lands sell for $3 to $5 per acre, according to the extent and value of the improvements. Much good land can be rented on favorable terms.

For a timbered county, Houston is exceptional, in that about one-fifth of its surface is prairie. Indeed, the county is so highly blessed in the variety and abundance of its

timber, in the soft healthful freestone water, which bubbles up from the countless springs which dot its surface and constitute the sources of its many pure streams of water, in the undulating character of the country, and the variety of scenery which arises from this blending of prairie and forest, in the variety of its soils and their adaptation to the successful growth of all kinds of grains, fruits and vegetables, as well as of the products more peculiar to a Southern clime, that he would be a hard man, indeed, to please who would not be suited in some portion of this most excellent county. *No liquor can be sold in this county except upon the prescription of a regularly qualified physician.* The I. & G. N. R. R. runs through the centre of the county from north to south, thus affording excellent facilities for transportation.

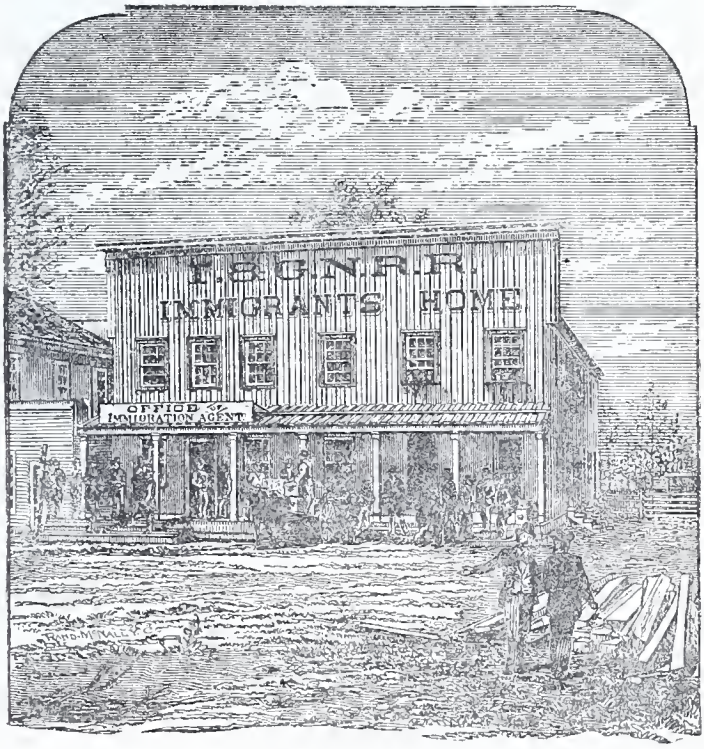
Lovelady, a town of about 200 inhabitants, situated upon the railroad in the southern part of the county, was laid off by the Railroad Company in September, 1872. It has four stores of general merchandise, one grocery, one hotel, one church building, occupied in common by the different church societies, a good school building, and an active immigration association. This is the shipping point for large portions of Houston, Trinity and Angelina counties. Letters of inquiry addressed to P. F. Combs will receive prompt answers.

Crockett, the county seat, situated on the railroad, and near the centre of the county, has been settled forty years, and has a population of about 1,500. The town has thirteen stores of general merchandise, one drug store, one bakery, one tinshop, two hotels, one bank, one newspaper, Methodist, Baptist and Presbyterian churches, a society of Episcopalians who have not yet built a church, two good academies for white children in successful operation, two schools for colored children, bodies of Freemasons, Odd-Fellows and Knights of Honor. Much improvement is manifested in the town, and several brick buildings are being built. New roads are being opened, bridges are being built, and the merchants are bound to seize and hold the trade of several counties east of Crockett. Crockett needs a blacksmith shop with facilities for the manufacture of wagons, the stocking of plows and the doing of various kinds of iron work.

Grapeland is a small town of about 100 inhabitants, situated upon the railroad in the northern portion of the county, and was laid off by the Railroad Company in January, 1873. It has three stores of general merchandise, two grocery stores, one drug store, one hotel, a cabinet maker's shop, a blacksmith shop, one church used by various denominations and also for school purposes, and a Masonic hall owned by that Order. There are several saw mills, cotton gins and grist mills near the town.

There are several small towns in different portions of the county that cannot be mentioned for want of space.

Next in order we come to



At Palestine, Texas.

ANDERSON COUNTY,

Situated between the Neches and Trinity rivers, and well watered by these rivers and many smaller streams, and supplied with numerous springs of freestone water. Excellent water is also obtained in wells at from 15 to 50 feet. There are several sulphur and chalybeate springs in the county. In the western part of the county are salt springs or lagoons, which have been profitably worked. About four-fifths of the county is timbered and one-fifth prairie.

The soil of the county is of four kinds: The first a light sandy soil, very easy of cultivation; the second a red sandy land, very rich, strong and enduring; the third is a dark gray land, covered with hickory, oak, dogwood and sumac, very productive and will last for years: and the fourth is creek and river bottom land—the former a chocolate soil and the latter a black stiff soil, not surpassed for fertility in any country. This latter land will generally yield 500 pounds of lint cotton per acre, or from 30 to 40 bushels of corn. The uplands yield about half a bale of cotton and from 20 to 30 bushels of corn to the acre. But little clover has hitherto been grown in this county, the general impression having been that it would not do well. Experiments made upon a small scale this season, however, have resulted most satisfactorily, and in the light of these experiments it is now believed that both red top clover and timothy will yield heavy crops of excellent quality.

The soil of this county produces abundantly Irish potatoes, sweet potatoes, peas, oats, rye, wheat, barley, millet, tobacco, melons, apples, pears, peaches, plums, apricots, raspberries, strawberries and gooseberries, all of which pay a good profit on the labor devoted to their culture. Grapes grow in abundance in the forest, and are converted into wine of a superior quality.

Masonic Temple at Palestine.

Fair sorghum is raised successfully, and the castor-bean grows spontaneously as a weed. No doubt it might be cultivated so as to be a source of great profit.

The county is well supplied with timber of the following varieties: red-oak, post oak, white-oak, pecan, walnut, hickory, elm, ash, and large bodies of pine. The oaks, hickory and pecan supply in abundance an excellent mast, which by many is solely depended on for the fattening of their hogs. The pine forest is large, occupying much of the eastern half of the county, and some fifteen or twenty saw mills are busily engaged cutting an excellent class of lumber for a large and rapidly extending market.

Not less than twenty-five mills and gins are run in this county by water-power, and there are sites for the erection of many more.

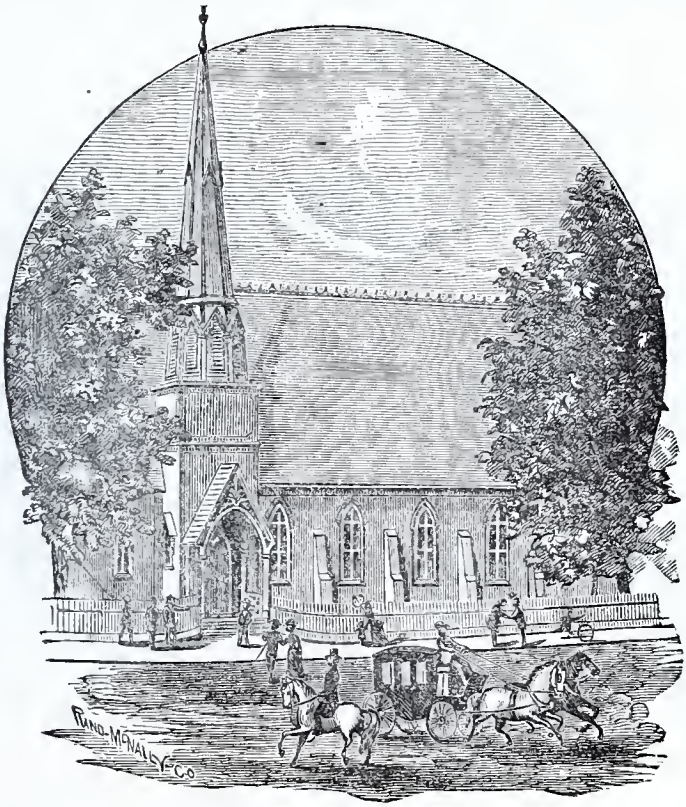
There is an unlimited amount of iron ore in the county, particularly in the northern section. This ore is of a good quality, and only lies idle awaiting capital. It was worked during the war, and since, to some extent. In time to come it will prove to be a source of

great wealth. In 1862, '63 and '64 three blast furnaces were successfully operated, and the iron turned out by these furnaces was pronounced by experts equal to the best Swede Iron.

The health of the county is good, except on the river bottoms, which, although the lands are wonderfully productive, are not recommended to immigrants from the North, until they shall have become thoroughly acclimated.

There was a large immigration to this county the last two seasons, the greater portion of the people coming from the Northern States. They have made good crops and are succeeding well. An abundance of good unimproved land can still be bought at from $1.00 to $5.00 per acre. There is also considerable improved land for sale and rent on easy terms.

Palestine, the county seat, is an old town, situated near the centre of the county, in a high rolling country, on the divide between the waters of the Neches and Trinity rivers, and has a population of about 3,000. The general offices and machine and repair shops of the International & Great Northern Railroad Company were located here in 1875, since which time the town has more than doubled in population. It is the junction of the Northern, Southern and Western divisions of the International & Great Northern Railroad, so that it is an important railroad centre.



Episcopal Church, Palestine.

It has twelve stores of general merchandise, twelve grocery and provision stores, four drug stores, two hardware stores, one book store, four commission houses, three jewelry establishments, one banking house, one hide house, three furniture stores, five fruit stores, one saddlery and harness store, four millinery establishments, two dealers in agricultural implements, three lumber yards, four brick yards, four restaurants, three livery stables, two newspaper and job offices (Palestine *Advocate* and *New Era*), a real estate and building association, a foundry and machine shop, an ice factory, a tannery, two flouring mills, a grist mill, one steam cotton gin, one wood-turning shop, one mattress manufactory, two bakeries, two dairies, one tin shop, two paint shops, one gun shop, four blacksmith shops, two tailor shops, four shoe shops, four barber shops, two insurance agencies, one photographer, one dealer in sash, doors and blinds, one large brick market house, and an abundance of lawyers, doctors, dentists, and mechanics of all kinds. Palestine contains Methodist, Baptist, Presbyterian, Episcopal, Christian and Catholic churches for the whites, and two churches for the colored people.

It has a female college, a select school for boys and several other good schools, a Masonic Lodge, Chapter and Encampment, and bodies of Odd-Fellows, Knights of Honor and Knights of Pythias.

The **Machine and Repair Shops** of the Railroad Company give employment to many men.

The Masonic fraternity are now building here a commodious temple, at a cost of about $13,000, which, when completed, will be the chief architectural beauty of Palestine. The site chosen is upon the principal avenue of the city; will be a brick structure three stories high. The first floor will be rented for business purposes; the second will contain a beautiful public hall, with ample stage room and a seating capacity of about 1,000. The third will be used for Masonic purposes. The surplus rental of this new building will be set aside as a perpetual fund for the maintenance of a Masonic school, to be established in the building and grounds now occupied by this body, at which school free tuition will be given the children of Free Masons resident in this jurisdiction.

There are several extensive **Fruit Farms** in the immediate vicinity of the town, The growing of fruits and early vegetables has received a new impetus through the establishment of a "*Cooling House*" at Palestine, at which the produce is received and reduced to a proper temperature for shipment in the "*Refrigerator Cars*" now run from points on the I. & G. N. R. R. to St. Louis, Chicago and other northern markets. Very low rates have been made by the Company, and every facility is being offered for the development of the early fruit and vegetable interest. The advantages enjoyed by the fruit growers and gardners on this line will be more fully understood when it is remembered that while our season is from six to eight weeks earlier than that of the Northern States. The soil of eastern, southeastern and middle Texas is peculiarly adapted to the growing of fruits and "garden truck." This is especially the case in Anderson county. The profits on the "first fruits" has been, under proper management, large.

A Private Residence in Palestine.

Elkhart, a small town of about 125 inhabitants, is situated in the midst of a good farming country upon the line of the railroad, in the southern part of the county, and was laid off by the Railroad Company in the fall of 1873. It has two stores of general merchandise, one drug store, one shoe shop, one grist mill, one public school house, and a church a mile distant, in which various denominations worship. Good blacksmith wanted.

Douglas is a railroad station in the western part of the county; has one store, and is the shipping point for the rich country along the Trinity river.

Neches is a small town of 100 inhabitants situated upon the railroad, in the eastern part of the county, and was laid of by the Railroad Company in he summer of 1873. It is located in a healthy, rolling and well watered region. It has three stores of general merchandise, one drug store, one hotel, the manufactory of the celebrated "John Billup's Cotton Gin," where from two to three hundred gins are manufactured annually, a church, used by the various denominations in common, and also a school-house, Lodges of Masons and Odd-Fellows, and many saw-mills in the immediate neighborhood of the town. *No liquor can be sold in Neches except on the prescription of a physician.* Three miles from Neches is the Murchison Cotton Factory, built in 1866 and furnished with

excellent machinery imported from England at an expense of $45,000. It is not now in operation, and can doubtless be had for much less than its real value. The first peaches, black raspberries and tomatoes received in St. Louis in 1877 were raised in Anderson county and shipped from Palestine. The peaches sold in St. Louis for seven dollars and fifty cents per bushel, and tomatoes for six dollars and seventy-five cents per bushel.

A Chicago paper, *Prairie Farmer*, of August 4th, 1877, says:

MAGNIFICENT PEACHES.—On July 21st a box of peaches reached the *Prairie Farmer* all the way from Palestine, Texas. They were in most excellent condition and uniform in size, the best specimen measuring 10¾ by 11 inches in circumference, and weighing 11 ounces. They were of the "Chinese Cling" variety, and of really fine flavor.

CHEROKEE COUNTY.

Is bounded on the north by Smith county, on the east by Rusk and Nacogdoches counties and the Angelina river, on the south by Angelina and Houston counties and on the west by Houston and Anderson counties and the Neches river.

The greater portion of the county is hilly, the hills in some places rising almost to the proportions of mountains. The most broken portions are in the northern end of the county, about the town of Larissa, and in the centre, around the town of Rusk.

The county is finely watered. Several large creeks flow through it at different points, affording ample water power for mills and other machinery. Springs of pure cold freestone water are to be found in all parts of the county, and the well-water is not inferior to that of any other country.

There are several sulphur and chalybeate springs within three miles of Rusk. These springs have been analyzed, and have been shown to possess valuable medicinal properties.

There are several varieties of soil in the county, but the predominating one is chocolate or mulatto, which is found in several portions of the county, and is generally considered the best. The gray sandy soil, the black sandy bottom, the black stiff bottom, and the red soil are all to be found in the county, and each of these soils is rich and productive, and when properly cultivated will generally produce 35 bushels of corn to the acre, and other crops in proportion.

Corn, wheat, rye, barley, oats, potatoes, peas, sorghum, sugar-cane, tobacco and cotton, are successfully cultivated and yield generously.

Of tobacco, two crops can be raised in a season; one stock to each square yard, yielding a half pound to the stalk, would give 2,400 pounds of tobacco to the acre in one half season, or 4,800 pounds per year. The leaf is long and broad, of excellent flavor, and adapted either to cigars, chewing or smoking tobacco.

The county is well adapted to the growth of ribbon cane.

There is not a finer fruit-growing country in the world than Cherokee county.

The cultivated fruits, such as peaches, pears, apples, plums, apricots, almonds, and all kinds of small fruits, and many varieties of grapes, grow to perfection and bear abundantly. The fruit business is begining to attract the attention of the people, and orchards are being multipled rapidly all over the county.

The blackberry, dewberry, whortleberry, gooseberry, mulberry, wild cherry, wild plum, black haw, red haw, all grow here in profusion. In many portions of the county the forests are covered with the native grape and muscadine vines, which grow to perfection and bear immense crops. The "post oak" grape, as called here, is very plentiful upon the hills, and even in the pine woods, and many manufacture from it a very superior wine.

This is a timbered county, and abounds in white oak, red oak, post oak, blackjack, bluejack, kickory, walnut, chinquapin, cherry, pine, cypress, sycamore, mulberry, elm, holly, and several other varieties.

There are many saw mills in the county where lumber can be had at from $9 to $10 per thousand feet. Here are vast deposits of iron ore of a superior quality. During the war, and since to some extent, foundries were in operation which produced an excellent quality of iron. The Eastern Penitentiary is now being built by the State near Rusk, in this county, with a view to utilize the labor of convicts in the development of the iron interest. The county is entirely out of debt, its scrip at par, and not an acre of land was sold this year for back taxes. Plenty of good unimproved land can be bought at from $2 to $5 per acre on easy terms. Much improved land can be bought or rented here on good terms.

A good county, a good people, and the lawyers and doctors mostly starved out for want of business.

Jacksonville, the principal shipping point for the county, was laid off by the Railroad Company in September, 1872, upon a spot of high rolling prairie in the northern part of the county, and now has a population of about 350. It has seven dry goods stores, five grocery stores, one hardware store, one drug store, one tin shop, two shoe shops, one wagon manufactory, a church building, used by the various denominations in common, two good schools, one of which is an academy, and bodies of Masons, Odd-Fellows, and Grangers, who have buildings of their own. *By a vote of the people of the precinct in which Jacksonville is located, no liquor can be sold there except upon the prescription of a physician.* This is a beautiful and healthful location and a flourishing town, which enjoys the trade of a large extent of country.

Fifteen miles south of Jacksonville, and connected by a tram road, is the town of **Rusk,** the county seat of Cherokee county. This is an old town, pleasantly situated in a healthful region, well watered, well supplied with churches and schools, and possessed of excellent society.

It is a town of about 1,000 inhabitants, has a newspaper and the usual supply of stores, etc., for the population.

Reynolds, a railroad station six miles northeast of Jacksonville, has one store, and is the shipping point for portions of Cherokee and Smith counties.

Larissa, Knoxville and Alto are pleasant little towns in different parts of the county.

SMITH COUNTY

Is bounded on the north for a distance of forty-five miles by Sabine river, on the west by the Neches river, on the south by Cherokee county, and on the east by Rusk and Gregg counties. The county occupies nearly a central position of what is known as Eastern Texas. It is a timbered county, abounding in immense forests of pine, oak, walnut, hickory and all kinds of forest trees found west of the Mississippi.

The soil of the county may be described in general terms as red and gray, to each of which is assigned distinctive properties and merits, all fertile and adapted to cotton, corn, wheat, rye, oats, barley, tobacco and all kinds of fruits grown in the temperate zone; and while the grasses have not been cultivated, it is believed they can all be successfully grown on a large proportion of the soil. The average yield may be safely placed at 20 bushels corn, 15 bushels wheat, 40 bushels rye, oats and barley, and 1,000 pounds seed cotton per acre, and all other growths in proportion. There are various and numerous creeks that traverse the county with bottom lands that are unexcelled for richness and productiveness.

Springs of pure freestone water abound in almost every portion of the county, and usually the purest and best freestone water can be had by digging from ten to thirty feet. There are, in different portions of the county, springs and wells adapted for medicinal purposes, consisting of copperas, alum and chalybeate. Recent explorations of the State Geologists prove the existence of extensive beds of lignite in this county, and iron ore, consisting of the brown, red and gray hematite, and in some places other varieties, such as the magnetic, etc., etc., exist.

There are several salines in the valleys of the Sabine and Neches rivers, from which thousands of sacks of salt were manufactured during the late war.

Since the war, and especially since the county has had railroad connections, it has been fully demonstrated by actual experiment, and evidenced by the large amount of fruit shipped, that this is essentially a fruit-growing county. Apples, peaches, early and late varieties, and plums, pears, figs and all orchard fruits, flourish and succeed without difficulty. Near almost every farm house may be seen orchards, that for size, amount and quality of fruit, would be creditable to countries that make great pretensions to fruit-raising.

A better grape region cannot be found. The post-oak and other varieties grow wild over the whole face of the county. There has up to this time been but little attention given to the culture of grapes. There are some fine young vineyards in the county—one in the city of Tyler, the county seat, viz: the far-famed Woldcot vineyard, from which Mr. Woldcot manufactures his celebrated domestic wines, not excelled by the best French wines for medicinal purposes, and which, while of excellent flavor, are, in point of purity, preferable to most foreign wines as a beverage.

Vegetables of all kinds are produced here in the greatest abundance. Hogs fatten in the woods upon the mast, which is usually abundant. There are quite a number of saw, flour and grist mills in the county. Lumber can be had at from $9 to $10 per thousand feet. The health of the county is good. An abundance of good unimproved land can be bought at from $2 to $5 per acre, and plenty of improved land can be bought or rented on excellent terms. The I. & G. N. R. R. runs nearly through the county from north to south, thus affording excellent facilities for transportation.

Tyler, the county seat, situated on the I. & G. N. R. R., near the centre of the county, in a pleasantly rolling and well watered country, was settled in 1846, and now has a population of about 3,000. It has fourteen stores of dry goods and general merchandise, eight family groceries, three drug stores, one book store, three hotels, three restaurants and bakeries, one brewery, one confectionery and fruit store, two saddlery shops, three blacksmith shops, three shops of carpenters and contractors, two livery stables, two shoe shops, two tin shops, one large furniture and upholstering establishment, one broom factory, two grist mills, one foundry, one machine shop, one wagon factory, two planing mills, one bank, one fire insurance company. Of churches, two Baptist, two Methodist, one Episcopal, one Presbyterian and one Christian, for the whites, and two for the colored people. At the last session of the public schools five schools for the whites and one for the colored people were in successful operation.

A chartered association is now engaged in the erection of a large and commodious brick building for the East Texas University. Charnwood Institute receives pupils of

both sexes, and is a first-class private school. In the matter of educational facilities Tyler is unsurpassed by any town in Texas.

It has a Lodge and Chapter of the A. F. & A. M., and a Lodge and Encampment of Odd-Fellows. Here is a good site for a cotton-seed oil mill and cotton factory. The Tyler cotton factory was destroyed by fire a few years since and has not been rebuilt. This is a very important business and shipping point. More fruit is shipped from Tyler than from any other point in Texas, except Palestine.

Tyler is the seat of the Federal, Circuit and District Courts, and of the State, Supreme and Appellate Courts of the Eastern Division of the State. Tyler is justly noted for fine water, healthfulness, and the cultivation, refinement and hospitality of its citizens.

Troupe is quite an important town, situated in the southern part of the county, at the junction of the railroad to Tyler and Mineola with the main line; was laid off by the Railroad Company in the fall of 1872, and now has a population of about 500.

It has three stores of general merchandise, four grocery stores, two drug stores, one cabinet shop, one saddle and harness shop, two shoe shops, one blacksmith shop, one steam grist mill and cotton gin, Baptist, Methodist and Presbyterian churches, one good high school, and Lodges of Masons and Odd-Fellows. The town is well located in a good country and enjoys a fair trade.

Lindale, a town of about 100 inhabitants, situated in the northern part of the county, fifteen miles from Tyler, was laid off by the Railroad Company in the summer of 1873. It has two stores of general merchandise, one grocery store, one drug store, one blacksmith shop, one church building used in common by the different societies, and also for school purposes, one school, and Lodges of Masons and Odd-Fellows. There are saw and grist mills and cotton gins near town.

There is a fine farming country about Lindale. There are a number of small towns off from the line of the railroad in different portions of the county, where there are churches, schools, etc.

WOOD COUNTY

Lies immediately north of Smith county, and is divided from it by the Sabine river. It is much like Smith county in respect to soil, timber, water and productions. Crossing the Sabine river, the I. & G. N. R. R. penetrates the county a distance of five miles to the important town of

Mineola, situated at the terminus of the northern division of the I. & G. N. R. R. and its junction with the main line of the Texas & Pacific R. R.

Mineola was laid off by the Railroad Company in the summer of 1873, and now has a population of about 1,500, and is steadily growing in population and business importance. It enjoys an extensive trade with the counties of Wood, Rains, Hunt, Hopkins, Delta, and portions of Titus and Upshur.

Quitman, the county seat, is about fourteen miles north of Mineola, near the centre of the county, and has a population of about 800.

RUSK COUNTY

Is one of the oldest settled and best counties in the State. In respect to variety and quality the soil is about like that of Smith county. The county contains an abundance of timber of all varieties, such as oak, hickory, walnut, cypress, pine and other kinds. The agricultural products are cotton, corn, wheat, rye, oats, barley, potatoes and tobacco. The Chinese and African sugar-cane grow well, and most farmers make their own syrup. Buckwheat grows fine and yields well, and rice is raised by a few farmers. The usual yield of cotton to the acre is about 1,000 pounds in the seed, and of corn from twenty to thirty bushels. Hogs are easily raised, and bacon can be saved without trouble. Within the county there are several flouring mills and quite a number of saw mills. This county abounds in fine springs and many streams. The different religious denominations are well represented by churches, and there are many good schools in the county. Iron ore is abundant. It is estimated that only a small portion of the good lands are under cultivation. An abundance of good unimproved land can be bought at from $2 to $5 per acre, and plenty of improved land can be purchased or rented on favorable terms.

The county is well supplied with railroad facilities, the I. & G. N. R. R, extending through the northwest portion of the county, and the Henderson & Overton R. R. extending from Overton, fifteen miles southeast, to Henderson, the county seat.

Overton is situated at the junction of the I. & G. N. and H. & O. R. R.'s, was laid off by the Railroad Company early in 1873, has a population of about 800, and is an important and flourishing town. It has seven stores of general merchandise, three grocery stores, two drug stores, two saw and shingle mills, Methodist and Presbyterian churches, a Baptist church organized, two Sunday-schools, a flourishing school graded in two departments, Lodges of Masons and Odd-Fellows, who own a large building jointly.

The station-master reports that the town needs a good shoemaker, tailor, butcher, tinsmith and jeweler. The town is well located in a healthy, rolling country, with good freestone water and surrounded by excellent farming lands. Overton has a bright future before it.

Henderson, the county seat, situated at the southern terminus of the H. & O. R. R., fifteen miles southeast of Overton, and near the centre of the county, is an old town of about 800 inhabitants. Henderson is justly noted for its schools and churches, the excellence of its society, and the intelligence and enterprise of its people. By their own efforts the people of Henderson have built and put in operation the H. & O. R. R., of the same gauge as the I. & G. N. R. R. Henderson College is in successful operation in this place, and is reputed to be one of the best educational institutions in the South.

GREGG COUNTY

Is a small county recently created by Act of Legislature, and lying upon both sides of the Sabine river. The I. & G. N. R. R. penetrates the county a distance of about fourteen miles to Longview, where it connects with the main line of the Texas & Pacific R. R. In respect to soil, timber and products, Gregg is much like Smith county.

Longview, the county seat, is a town of about fifteen years' growth, and has a population of about 1,800. It is a place of considerable trade, and is supplied with good schools and several churches.

Kilgore, situated upon the I. & G. N. R. R., in the southwest portion of the county, twelve miles distant from Longview, and in the midst of a fine farming country, was laid off by the Railroad Company early in 1873, and now has a population of about 300. It has four stores of general merchandise, one drug store, one church building used in common by various denominations, a flourishing academy under the charge of one of the best educators in the State, and occupying a large and excellent building erected by the liberal efforts of the people of Kilgore when the place had not over half its present population, and a large Masonic hall owned and used by that Order. A shoemaker is needed at Kilgore.

Returning westward, we stop over a day at Palestine to get some more of the splendid fruit so abundant there, and also to see the people daily arriving at the Immigrants' Home from different parts of the United States, and then, resuming our journey, soon cross the Trinity river, and find ourselves in the southeast corner of

FREESTONE COUNTY,

Across which the I. & G. N. R. R. runs a distance of about three miles. This county adjoins Leon on the north, its eastern boundary being the Trinity river, and its southern line being only a few miles from the I. & G. N. R. R. The principal business and shipping points of the middle and southern portions of the county are Buffalo and Oakwoods, on the I. & G. N. R. R. The soil and general appearance of that portion of Freestone county lying adjacent to the line of the I. & G. N. R. R. is about the same as that of Leon county, with a fair proportion of prairie and timber, and for a description of it we refer to the subjoined description of Leon county.

LEON COUNTY

Is situated in that portion of the State known as Middle Texas, is bounded on the east by Trinity river, on the north by Freestone county, on the West by the Navasota river and Robertson county, and on the south by Madison county. The face of the country is moderately broken and undulating. The county is principally timbered, with some small upland and bottom prairies, among which are the Rogers, Leon, Clapp's, Tom's, Hog-Pen and Mesquit prairies. The principal upland timber consists of post oak, red oak and turkey oak, hickory and blackjack. The bottoms are timbered with post oak, pin-oak, burr or over cup oak, ash, linn, gum, pecan, walnut, hackberry, elm, cotton-wood, mulberry, maple, locust, etc.

The bottoms are alluvial, consisting of black sandy loam or black stiff soil.

The uplands are generally sandy, with occasionally what is denominated red land, a ferruginous soil, and in nearly every instance highly productive. The sandy lands are divided into what is termed the gray and chocolate or mulatto soils. Much of the bottom land is what is termed the hog-wallow or stiff black soil.

The gray sandy soils yield, with favorable seasons, from 20 to 30 bushels of corn, and from 800 to 1,500 pounds of seed cotton per acre. The red chocolate and black lands yield more freely, and with favorable seasons and fair cultivation produce from 30 to 50 bushels of corn, and from 1,500 to 2,000 pounds of seed cotton to the acre.

Potatoes, both Irish and sweet, melons of every description, and every variety of garden vegetables, grow luxuriantly and yield abundantly.

The principal crops are corn, cotton, potatoes and peas. Oats, rye, barley and millet do well and yield abundantly. Of the cultivated grasses, Hungarian grass, Lucerne

and red clover, when tried, have flourished and yielded well. Wheat has not been thoroughly tested, but when tried has been grown successfully. The bottom lands are well adapted to the cultivation of cane. The Louisiana or ribbon cane, as well as the Chinese and African canes, has been thoroughly tested, and with perfect success. During the past few years quite an industry has sprung up in this county in the way of manufacture of sugar and syrups from these canes. As high as 250 gallons of syrup have been made to the acre, 200 gallons being the ordinary yield. This syrup readily commands 50 to 75 cents per gallon in the market. Upon 180 acres of land so cultivated in the county in 1875, about 4 000 gallons of syrup was manufactured, besides a considerable amount of marketable sugar, and this with very few of the conveniences for manufacture.

Of fruits, the peach, plum, apricot, pear, quince, fig and pomegranate flourish and yield abundantly, and great improvements are yearly being made in the methods of propagation and culture. Early varieties of the apple bid fair to be a success. The blackberry, strawberry, and other varieties of small fruits are abundant and prolific.

Timber for fencing purposes is good and abundant. The county is well supplied with mills of every description, used for sawing, ginning and grinding purposes, run by steam, water and horse power. Leon is one of the best watered counties in the State. In every portion of the county there are springs and permanent streams of water.

There being no pine timber west of the Trinity river, pine lumber is imported and sold at from $17 to $18 per thousand.

The International and Great Northern Railroad runs through the county a distance of fifty-five miles. Situated on this railroad are five towns, Marquez, Jewett, Buffalo, Keechi and Oakwoods. Besides these towns in the county, are Centreville, the county seat, Leona, Middletown, Guy's store, Navarro, Rogers' Prairie, Bowling and Lookout.

An abundance of good unimproved land can be bought at from $1 to $2.50 per acre, and plenty of improved land can be bought or rented on the most favorable terms.

It is confidently believed, considering the cheapness of the land, its productiveness, easy terms on which it can be purchased, the facilities for market, water, timber and general healthfulness, that there are few, if any, counties in the State offering superior inducements to the immigrant.

Oakwoods, a town of about 100 inhabitants, was laid off by the Railroad Company in February, 1872, and is located on the line of Leon and Freestone counties, four miles west of Trinity river, and seventeen miles southwest from Palestine. Oakwoods is an important shipping point for the eastern portion of Leon county, and also for a large portion of the adjoining county of Freestone. Good blacksmith and wagonmaker wanted.

Keechi, 10 miles west of Oakwoods, is a railroad station of local importance only.

Buffalo, situated on the railroad, eight miles west of Keechi, was laid off by the Railroad Company in April, 1876, and now has a population of about 200. It has eight stores of general merchandise, one drug store, one newspaper (Buffalo *Advance*), one hotel, one livery stable, one shoe shop, one tin shop, one blacksmith shop, one wagon shop, organized societies of Methodists, Baptists and Cumberland Presbyterians, who worship in one common church, a successful school, known as the Buffalo Academy, a Lodge of Masons, a Temperance Society, a good population, and a town in which *no liquor can be sold except upon the prescription of a physician.* Buffalo enjoys a fine trade, and is growing rapidly. It needs a steam grist mill, cotton gin and flouring mill.

Jewett, situated nine miles west of Buffalo, on the railroad, is an important town of about 400 inhabitants, and was laid off by the Railroad Company in February, 1872. It has seven stores of general merchandise, two grocery stores, two drug stores, two shoe shops, two saddlery shops, two blacksmith shops, one tin shop, one wagon shop, one tannery, one church building, used in common by the Methodist, Baptist, Presbyterian and Christian Societies, one high school in successful operation, and one large building owned by the Odd-Fellows, and occupied jointly by the Odd-Fellows and Masons. Jewett commands quite an extensive trade, and is a good town. *No liquor can be sold here except upon the prescription of a physician.*

Eleven miles west of Jewett is the town of

Marquez, situated in the western part of the county. It was laid off by the Railroad Company early in 1872, and now has a population of about 125. It has three stores of general merchandise, three grocery stores, one drug store, one hotel, one wagon shop, one blacksmith shop, one shoe shop, one church, occupied in common by various societies, and also used as a school house, a good school, a Lodge and Chapter of Freemasons, who own a large building, and a Lodge of Odd-Fellows. The town is well located, and a few energetic business men would do well here.

Centreville, the county seat, is an old town near the centre of the county, and about fifteen miles distant from both Buffalo and Jewett.

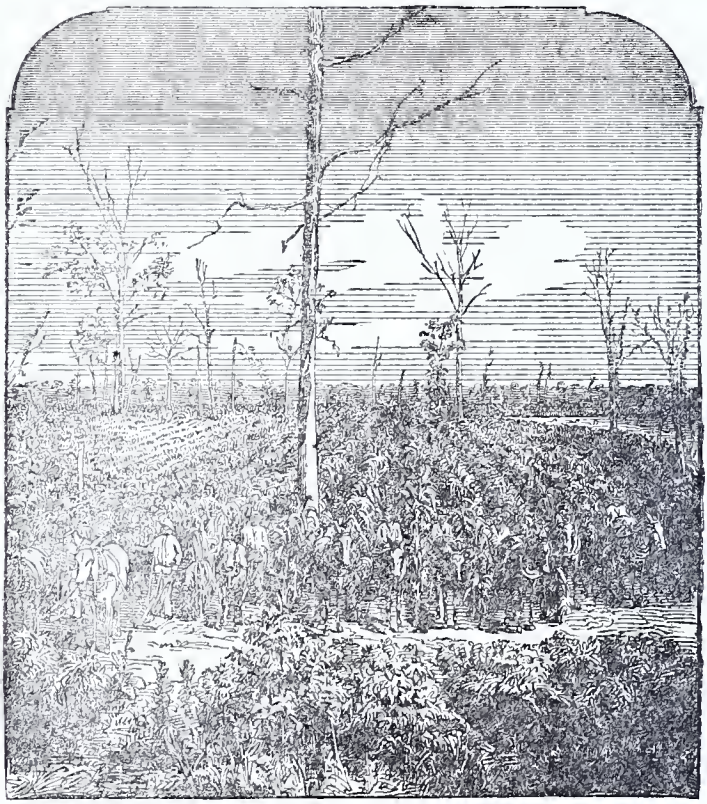
ROBERTSON COUNTY.

Is situated between the Navasota river on the east and the Brazos river on the west. The I. & G. N. R. R. runs through the centre of the county from northeast to southwest, and forms a junction with the Houston & Texas Central Railroad at Hearne.

About one-tenth of the county is prairie, the remainder timbered. The timber consists of post oak, blackjack, hickory, elm, walnut, cedar, pecan and other growths. The soil on the bottoms is a deep alluvium, varying from a stiff red or black to a loose sandy soil. That of the uplands is generally a black or gray soil, underlaid with clay at a depth of from ten to twenty inches. These lands are very rich and productive, and after thirty years of cultivation, without manure, produce nearly as well as at first.

The productions are cotton, corn, oats, rye, barley, Hungarian and other grasses, Irish and sweet potatoes, peas and all other vegetables common in the United States; peaches, plums, apricots, nectarines, pomegranates, figs, quinces, pears, pecans, walnuts, strawberries, dewberries, raspberries and grapes. Peaches, plums and grapes have been fully tested, and the fact is well established that in no country are the trees and vines more healthy and vigorous, nor the fruit larger or more delicious. Pecans, walnuts, blackberries and dewberries grow spontaneously. Within the past few years attention has been turned to the cultivation of apples, pears and other fruits, with the best results.

The average yield of corn for the last ten years is estimated at 50 bushels per acre on the bottoms, and 25 bushels on the uplands. Of cotton, for the same time, 1,800 pounds seed cotton on the bottoms, and 1,100 on the uplands, per acre.



View of Corn Field in Brazos Bottom, Robertson County. Taken May 18th, 1878.

Within a mile of Hearne begin the rich alluvial lands so widely known as the "Brazos Bottom," stretching west and south for miles, with thousands of acres white with the fleecy staple, and dotted here and there with many a model Southern farm. Thousands of acres of this rich land still await the woodman's axe.

This county is in the heart of the best cotton-growing region in the world, the plant being more vigorous and healthy and prolific, and subject to fewer disasters here than elsewhere. The lint is of superior length, fineness and strength.

In addition to other products, the uplands are remarkably well adapted to the growing of fruits and vegetables of all kinds. On the uplands good well-water can be had at the depth of from 25 to 50 feet, and generally plenty of good unimproved upland can be bought at from $3 to $5 per acre. Bottom land is somewhat higher. Much improved land can be bought or rented on good terms.

Englewood has a healthful location near the centre of the county, was laid off by the Railroad Company in 1871, and now has a population of about 300. It has three stores of general merchandise, three grocery stores, one drug store, one church building used in common by the Baptist and Methodist societies, a good school in successful operation, a Lodge of Masons and Odd-Fellows, and a steam cotton gin and grist mill.

It is a prosperous little town, settled by good people, and has a larger extent of territory naturally tributary to it than any other town in the county, and is bound to grow. From 200 to 300 renters can be accommodated about Englewood this fall and winter.

Hearne, an important town at the junction of the International & Great Northern and Houston & Texas Central Railroads, was settled in 1870, and now has a population of about 2,000. It has three stores of general merchandise, six dry good stores, six grocery stores, three drug stores, one hardware store, one furniture store, one jewelry store, one saddlery and harness store, one bakery, one commission house and warehouse, one bank, one hide house, two hotels, four boarding houses, three livery stables, two meat markets, three barber shops, three shoe shops, one tin shop, two blacksmith shops, two lumber yards, one brick yard, one planing mill, one manufactory of mineral water, a cotton compress (Taylor steam hydraulic, valued at $40,000), one Union church, and Baptist, Episcopal and Catholic churches for the whites, three churches for the colored

I. & G. N. R. R. Bridge, Brazos River, near Hearne, Texas.

people, two schools, Lodges of Masons and Odd-Fellows, who own their own halls, and a brick round-house of each railroad company. It is believed that a cotton-seed oil mill, a tannery, foundry and machine shop would all do well here. A contract has been let to build a bridge over the main Brazos river near Hearne, and it is believed that the construction of this bridge will largely increase the trade of Hearne

Lake is a station on the International & Great Northern Railroad, ten miles east of Englewood, and furnishes shipping facilities to a considerable extent of country about it.

MILAM COUNTY

Is situated in the heart of one of the richest agricultural sections of the State. It is bounded by the Brazos river on the east and northeast; by Falls and a part of Bell on the north; by Bell and Williamson on the west, and Burleson and Lee on the south.

Milam is on the dividing line between the post-oak and prairie country, and is a mixture of the two, thus furnishing the richest land, with plenty of timber for fire-wood and other purposes convenient.

Its soil varies accordingly from the rich and famous thirty-foot soil of the Brazos bottom, through the gray sandy cotton lands of the post oak uplands to the black waxy of the rich prairies. The bottom lands of Little river and several other streams are very rich, and yield most abundant crops. The black waxy lands are principally to be found north and west of Little river. The black sandy soil is principally south of Little river. There is an abundance of timber in the county, which includes the different kinds of oaks, elm, ash, hackberry and pecan. The prairie portion of the county lies principally

north and west of Little river, and the principal portion of the timbered country lies south of the same stream. The products of the county are cotton, corn, wheat, rye, oats, barley, Hungarian grass, millet, tobacco and all kinds of vegetables. The average yield per acre of the principal crops is, of cotton from 1,000 to 1,600 pounds of seed cotton, of corn from 25 to 50 bushels, and from 15 to 20 bushels of wheat. In the prairie portion of the county the range for stock is very good, it being principally mesquit grass; stock of all kinds do well. Pork is readily cured, and bacon can be kept sweet and good with proper care. Hogs can be raised with scarcely any cost, as there is generally an abundance of mast. Fruits of various kinds do well with but little care. Good wine is made with but little expense from the wild grapes which grow in profusion along the various streams. There are many saw and grist mills in the county. There are a number of chalybeate and sulphur springs in the southern portion of the county.

There is water in abundance. Wells from thirty to sixty feet never fail through the driest of summers. The beautiful Gabriel, after meandering some twenty miles through the county, finds an outlet into Little river, a bold stream which empties into the Brazos at Port Sullivan. Bushy Creek, Big Elm, Little Elm, the Yegua and their numerous tributaries form a network which overspreads the county and furnishes abundant water for stock, mills and other purposes.

The county has received a heavy immigration during the last two years, and is in a highly prosperous condition. Splendid crops of grain have been harvested already, and the prospects for other crops are good. Good unimproved land can still be bought at from $2 to $5 per acre. There is still room for many renters.

Gause is a small town upon the railroad in the eastern part of the county, four and a half miles west of the Brazos river, was laid off by the Railroad Company in March, 1874, and now has a population of about 50. It has three stores of general merchandise, a manufactory of cotton gins and feeders, a steam grist mill, and a blacksmith shop. The town is surrounded by a good farming region.

Milano, situated about twelve miles west of Gause, on the railroad, was laid off by the R. R. Company in 1874, and has about the same population and stores as Gause.

Rockdale, situated upon the railroad, in the western part of the county, and eight miles west of Milano, is much the largest and most important town in the county.

The town was laid off by the Railroad Company late in 1873, and was reached by the first train in February, 1874. Its population is now estimated at about 2,000. It has six dry good stores, eight grocery stores, two hardware stores, two drug stores, one store for the sale of agricultural implements, one jewelry store, three hotels, a steam cotton gin, grist mill and planing mill, one bank, one newspaper and job office (Rockdale *Messenger*). Methodist, Baptist, Episcopal and Presbyterian church societies, three schools, Lodges of Odd-Fellows and Masons, tin shops, shoe shops, blacksmith shops, and a number of lumber yards. Rockdale enjoys an extensive trade with the counties of Milam, Bell, Lee and Burleson, and from its central location and commanding situation is destined to increase rapidly in population and commercial importance. This is the principal shipping point for the rich and populous county of Bell.

This is a good point for a cotton-seed oil mill, a flouring mill, etc.

Cameron, the county seat, is an old town of about 500 inhabitants, and is about twelve miles distant from Rockdale, which is its shipping point. Leaving Milam we enter

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WILLIAMSON COUNTY,

Which is claimed by its citizens, with a good show of reason, to be *the best prairie county in Texas*. Undoubtedly Williamson and Bell are the two best prairie counties in the State.

Williamson county is fifty miles in length from east to west, and has a main breadth of about fifty miles, and contains 1,100 square miles, or 704,000 square acres of land. The several streams run eastwardly or lengthwise of the county. Three-fifths of this area is prairie, lying mainly in the centre and in the eastern portion of the county, the other two-fifths being timbered or partly timbered; a large district, however, in the extreme western and northwestern portion of the county—in the vicinity of Bagdad, of Liberty Hill, and of Florence—is about half timber and half prairie. Next, in going east, is a belt of eight miles in width, and nearly across the county, entirely timbered or mostly so. This belt is less attractive than any other portion of the county, though perhaps of equal average value, not only on account of the timber, but there are many small and fertile valleys on all the creeks, and many large springs of purest water. Here are inexhaustible quarries of the finest limestone rock, from which the material has been procured to build up the surrounding villages, as well as many country residences, barns and other buildings.

Still further east is the broad prairie, which has the appearance of a veritable fairyland in its virgin state.

This undulating prairie section of more than twenty miles square is watered by Brushy and San Gabriel as principal streams, and many tributaries, as Battle, Mustang, Turkey, Opossum, Williamson and Donahoe creeks.

The timber on the principal streams will average half a mile in width, and less on the smaller streams. The principal varieties of timber or ash, elm, pecan, hackberry, oaks of various kinds, including the live oak, and extensive cedar brakes in the western part of the county.

There are three characteristic soils, viz: alluvial along the large streams, loam in the southeastern portion, and black sticky soil, sometimes found ten feet deep, inclining to a chocolate color, in some portions of the county. There is good water power on the San Gabriel river. The prairies are covered with a luxuriant growth of excellent grass for stock

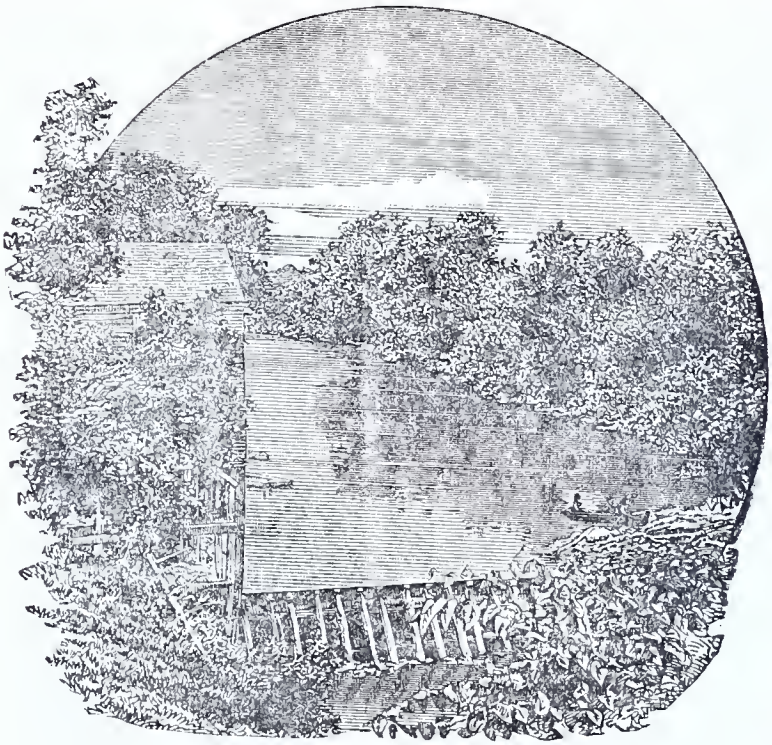
View in San Gabriel Valley, Williamson County.

The principal crops are corn, wheat, oats, rye, barley, cotton, sorghum and millet. Vegetables of all kinds do well, and also many kinds of fruit; 35 bushels of corn, 20 bushels of wheat, 25 bushels of rye, 40 bushels of barley, three-fourths of a bale of cotton, and 80 bushels of oats are about an average yield to the acre, although crops of 50 bushels of corn, 25 to 30 bushels of wheat, and other small grains in proportion, a bale of cotton, and 100 bushels of oats to the acre are not uncommon occurances with many farmers. Splendid grain crops have been harvested for 1878, and considerable quantities of wheat, oats and barley are exported. The corn and cotton crops for 1878, are also excellent. The I. & G. N. R. R. was built through this county in 1876, since which time a large number of the best class of people have settled within its limits. A plenty of unimproved lands can still be bought at from $4 to $10 per acre. Many renters of the best class can also be accommodated here.

This county has a central location, an elevation above tide water of about 800 feet, an undulating surface which affords delightful natural scenery, a soil of great depth and remarkable fertillity, countless springs, beautiful rivers and creeks of swiftly flowing pure water, a soil in which cotton, corn, sorghum, wheat, oats, rye and barley, all kinds of vegetables and many varieties of fruits are grown to perfection, excellent grazing lands, many churches, good schools, good society, a county entirely out of debt and with taxes at the minimum rate, and a county where *no liquor can be sold except upon the prescription of a physician.*

Taylor, situated upon the railroad, about 15 miles from the eastern border of the county, is located near Mustang creek, about midway between the Brushy and San Gabriel rivers, upon the southern slope of a beautiful spot of rolling prairie. The town was laid off by the R. R. Co. in the summer of 1876 in an uninhabited prairie; now it has a population of about 500, and houses, fences, and cultivated fields meet the eye in every direction. A very superior class of farmers from Kentucky, Pennsylvania, Illinois, Virginia and various other states have settled about Taylor, many of them men of ample

means, and already the original Texas stock is being fast replaced by short-horned cattle, horses and mules from Kentucky, and the finest grades of Southdown and Merino sheep imported from abroad. Taylor will soon be to Texas what Lexington is to Kentucky in respect to fine stock.



A Mill in Williamson County, I. & G. N. R. R.

Taylor has eight dry goods and grocery stores, one drug store, three hotels, and restaurants, a livery stable, one sash, door and blind store, three lumber yards, tin, saddler, shoe and blacksmith shops, meat market, one school house, an Odd-Fellows' hall, built and owned by that order, and a Lodge of Masons, also one Methodist and one Christian Church. A grain elevator is now being built, and it is expected that a steam flouring mill will soon be in operation.

The cattle interest is very extensive here and shipments of stock are large. A "*Stock Exchange*" is in successful operation, and prices and sales at the St. Louis and Chicago markets are bulletined daily.

Prominent Chicago men have recently made large purchases of land in this vicinity, upon which they are establishing "ranches" for the breeding of fine stock. These new influences are materially strengthening the town, already noted for the energy and thrift of its people. With abundant capital at hand to improve her many natural advantages the future of Taylor is certainly bright and promising.

Round Rock, 17 miles west of Taylor, and near the old town of the same name, is pleasantly situated on high rolling ground, amid live-oaks, and between Brushy Creek and Lake Fork. It was laid off by the Railroad Company in the summer of 1876, and now has a population of about 1,500. It has fourteen stores of general merchandise, two hardware stores, two stove and tinware stores, four drug stores, six hotels, two restaurants, one bakery, four lumber yards, three livery stables, two banking houses, one meat market, one jewelry store, two flouring mills, two planing mills, two wagon shops, four blacksmith shops, two saddlery and harness shops, two photograph galleries, one broom factory, one Methodist church and societies of Presbyterians, Episcopalians and Baptists, two schools, one high school situated in the old town and known as Masonic institute, with a good two-story rock school building, and Lodges of Masons and Odd-Fellows. The town is built upon and surrounded by quarries of the finest building stone. Several fine buildings have already been constructed of this stone.

The trade of Round Rock is very extensive and includes a large portion of Williamson county, the counties of Burnet, Lampasas, San Saba, Mason, Llano, McCulloch, Concho, Coleman and Brown, and portions of Commanche and Hamilton counties. The lumber business alone of Round Rock with these counties is simply immense. This is an excellent point, and there is still plenty of room for business men of energy and capital. The business that *can be done at Round Rock in all branches of trade is only limited by the ability and capital of the men who seek to control it. Round Rock is the actual gateway* to ten of the finest and most rapidly growing frontier counties of Texas. A railroad of the

same gauge as the I. & G. N. is now being built to connect Round Rock with **Georgetown,** *the County seat*, 8 miles distant. A splendid stone court house is nearing completion at this point, total cost, $30,000.

A short distance south of Round Rock the railroad enters

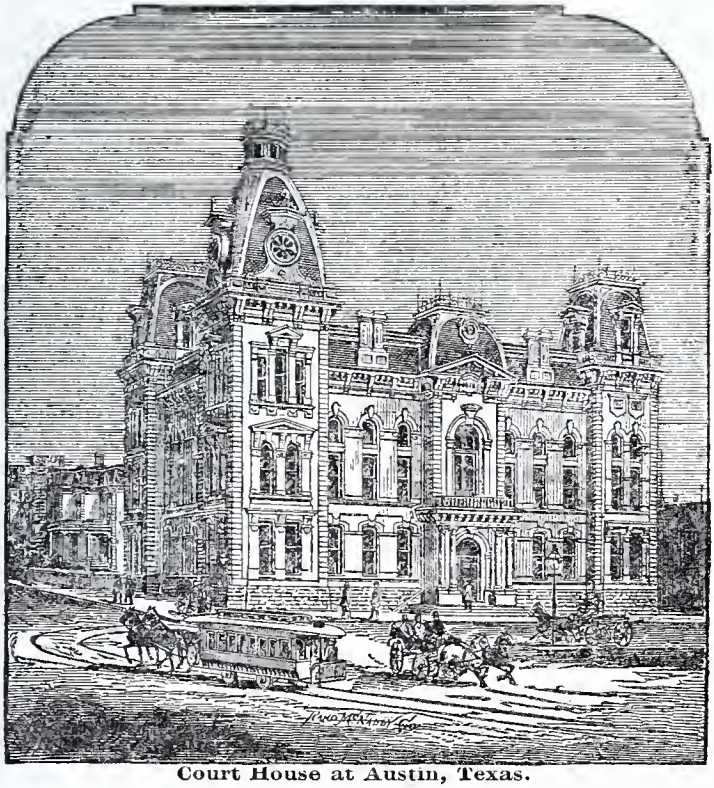
TRAVIS COUNTY,

And skirting the edge of the rocky and mountainous region which extends westward to the Colorado river, has upon the east a beautiful prairie country, covered with highly cultivated farms. This portion of Travis county is much like Williamson county in respect to soil and productions. Seven and a half miles south of Round Rock and eleven and a half miles north of Austin is

Duval Station, where there are two stores, a post-office, and extensive and valuable rock quarries which have not been developed to any considerable extent.

Nineteen miles south of Round Rock is the western terminus of the I. & G. N. R. R., at Austin, the county seat of Travis county and the capital city of Texas.

Austin, has four commission houses, one hundred and forty-five retail merchants, nineteen wholesale merchants, four lumber yards, two breweries, four wood yards, six bakeries, twenty-six butchers, thirty-one doctors, seventy-nine lawyers, six restaurants, eleven boarding houses, six livery stables, five hotels, one national bank, three bankers, nine wagon yards and feed stables, two ice factories, three sash factories and planing mills, two foundries, one flouring and grist mill, one gas factory, water works, two lime depots, twenty-six bar rooms, seven beer saloons. There are seventeen churches, some among buildings famed for their architectural beauty and costliness. The free school



Court House at Austin, Texas.

building of white stone will cost $30,000. The German-American Institute and two other female colleges, and many schools and academies, also prosper at the capital.

The Texas Military Institute, located here, is reported to be one of the very best schools in the State. It now has about one hundred and fifty cadets.

Austin has a population of about 16,000, and is justly noted for the culture and refinement of its society, the enterprise of its people, the beauty of its situation, the charm of its climate, and the delightful natural scenery by which it is surrounded. The majestic Colorado sweeps past the foot of its main avenue, while the hill at the other end is crowned by the Capitol building of Texas. Across the river the heights rise very abruptly, and are clothed with perpetual verdure, and adorned with groves of the ever-green live oaks. A short distance above the city Mount Bonnell rises up in bold relief against the sky, its rocky summit towering far above the beautiful river at its base, and splendid views of the surrounding country can be had from this point. Austin is a delightful place for winter residence for people from the North who suffer from pulmonary diseases and bronchial and catarrhal affections.

Col. L. J. Du Pre, a brilliant writer for the *Austin Press*, says:

"From any height within the city of Austin or its suburbs, or from the summit of Mount Bonnell, three miles away, whence one looks down the precipice many hundred feet into the gleaming river, the prospect is boundless and exquisitely beautiful. The parti-colored city lies at our feet, and further east, as seen from the mountain's brow, there are smiling valleys, green forests, and beyond the shining river are the hills bathed in sunshine. The scene is so beautiful that it rests the heart and brain to look upon it. The ground is literally carpeted with bright flowers down the lanes, on the hills and the shady forests. Banks of primroses, daisies, wild verbenas, and exquisite white and pink lilies and blue blossomed mountain laurels burdening the air with delicious perfume, grow luxuriantly everywhere.

Colorado River Bridge, Austin.

"For miles along the river banks, gardens and fields stretched out are dotted by farm houses. Beyond the hills, rising far away towards the southeast in endless succession, the river ripples in glorious sunshine at their feet. Three miles east, the Capitol gleams in the brilliant sunlight, and beyond it lies that boundless pulseless ocean, the prairie.

"Nothing can be more beautiful, more changefully lovely than this country. It is a glorious panorama of mountains and streams, rolling plains and dusky forests, deep valleys and shady parks, through which the birds of paradise vie with the stray sunbeams in gleaming beauty; and over all a blue sky, opaline atmosphere, and air so soft and balmy that it is a luxury to breathe."

GENERAL INFORMATION!

INTERESTING TO ALL WHO MAY THINK OF GOING TO TEXAS OR BUYING LANDS THERE.

WAGES AVERAGE ABOUT AS FOLLOWS:

Blacksmiths,	per day	$ 2 00 to	$ 3 00
Bricklayers,	"	2 00 to	3 00
Stone Masons,	"	2 00 to	3 00
Carpenters,	"	2 00 to	3 00
Plasterers,	"	2 00 to	3 00
Painters,	"	2 00 to	3 00
Shoemakers,	"	2 00 to	3 00

Printers, per day	2 00 to	3 00
Wagon Makers, "	2 00 to	3 00
Tailors, "	2 00 to	3 00
Harness Makers, "	2 00 to	3 00
Farm Hands, per month, with board	13 00 to	20 00
Laborers in town, finding themselves, per day	1 00 to	1 25
Laborers at saw-mills, per month	25 00 to	35 00

PRICES OF STOCK, TOOLS, PROVISIONS, &C.

Spanish ponies, broken and unbroken, sell at	$10 00 to $ 30 00
Good large American horses are worth	75 00 to 100 00
Mules, well broken	75 00 to 125 00
Beef cattle, 3 to 5 years old, sell at	15 00 to 20 00
Fat cows, for beef,	15 00 to 18 00
Milch cow and calf (young)	12 00 to 20 00
Choice beef is had in most Texas markets at	4 to 8 cents per pound.
Good clear bacon sides	9 to 15 " "
Average price for corn, about	40 cents per bushel.
" " oats, "	30 " "
Wheat sells according to quality, locality and facility for shipping, at	.75 to $1 15 per bus.
Texas flour sells at $3.50 to $5.00 per 100 pounds, according to grade.	
Sweet potatoes, 30 to 50 cents; in winter and spring, 50 cents to	$1.00 per bushel.
Irish potatoes	.75 " 1.50 "
Pork	3 to 6 cents per pound.
Lard	9 to 12½ " "
Butter	15 to 30 " "
Stock hogs	$1.50 to $3.00 each.
Sheep	2.00 to 3.00 "
Oxen	$40.00 to $50.00 per yoke.

Farming implements and machinery, groceries and provisions, are as cheap as in any Southern State.

In dry goods there is but very little variation from the prices in Northern cities.

Brick delivered, $6 00 to $10 00 per 1,000.

LUMBER.

CAR LOAD RATES AT THE MILLS, DELIVERED ON CARS.

Boxing, all lengths and breadths	$ 9 00 to $10 00	per M.
Fencing, 6 inch 16 feet	9 00 to 10 00	"
Framing, special order	10 00 to 12 00	"
Lathing and rough edge	6 00 to 8 00	"
Shingles, cypress	4 00	"
" pine	3 00 to 3 50	"

NOTE.—West of Brazos river there is no pine timber, and lumber sells there at from $17.00 to $20.00 per M.

Provisions in the Constitution of the State of Texas.

1. The legal rate of interest is fixed at eight per cent., but may be made twelve per cent. by special contract.

2. All property of the wife, owned or claimed by her before marriage, as well as that acquired afterward by gift, devise or descent, shall be her separate property.

3. The wife's property is exempt from the husband's debts, and all their earnings during marriage are partnership effects.

4. Provision is made that the qualified voters of any county, justice's precinct, town or city, by a majority vote, may determine whether the sale of intoxicating liquor shall be prohibited within the prescribed limits.

5. Certain portions of personal property of all persons are protected from forced sale.

THE HOMESTEAD LAW OF TEXAS.

6. The homestead of a family shall be, and is hereby protected from forced sale, for the payment of all debts, except for the purchase money thereof, or a part of such purchase money, the taxes due thereon, or for work or material used in constructing improvements thereon; and in this last case only when the work and material are contracted for in writing, with the consent of the wife given in the same manner as is required in making a sale and conveyance of the homestead; nor shall the owner, if a married man, sell the homestead without the consent of the wife, given in such a manner as may be prescribed by law. No mortgage, trust deed or lien on the homestead shall ever be valid except for the purchase money therefor, or improvements made thereon as

been enacted by the husband alone, or together with his wife; and all pretended sales of the homestead involving any condition of defeasance shall be void.

7. There shall also be reserved to every family in this State, free and exempt from forced sale for debts, the following property: All household and kitchen furniture, all implements of husbandry, all tools and apparatus belonging to any trade or profession, all books belonging to public or private libraries, five milch cows and calves, two yoke of work oxen, two horses and one wagon, one carriage or buggy, one gun, twenty hogs, twenty head of sheep, all provisions and forage on hand for home consumption, all saddles, bridles and harness necessary for the use of the family, and to every citizen not a head of a family, one horse, bridle and saddle, all wearing apparel, all tools, apparatus, and books belonging to his private library.

8. The State tax on property, exclusive of the tax necessary to pay the public debt (which does not exceed five millions of dollars), can never exceed fifty cents on the $100 valuation, and no county, city or town can levy more than one-half of said State tax, except for the payment of debts already incurred, and for the erection of public buildings, and then not to exceed fifty cents on the $100 in any one year.

9. All funds, lands and other property heretofore set apart and appropriated for the support of public schools; all the alternate sections of land reserved by the State out of grants heretofore made, or that may hereafter be made, to railroads or any other corporation, one-half of the public domain of the State, and all sums of money coming to the State from the sale of any portion of the same, constitutes a perpetual school fund, and one far greater than that of any other State in the Union, it may justly be added.

10. Current wages for personal services not subject to garnishment.

PUBLIC LANDS.

The State Constitution provides that: To every head of a family without a homestead, there shall be donated one hundred and sixty acres of public land, and upon condition that he will select and locate said land, and occupy the same three years, and pay the office fees due thereon. To all single men of eighteen years and upwards shall be donated eighty acres of public land, upon the terms and conditions prescribed for heads of families.

TEXAS LAND MEASURE.—The original titles to Texas lands commonly expressed the quantity of Spanish measurement, viz: 33⅓ inches, one vara, 1900 varas equal to one mile; one labor, equal to 177 acres; one league, equal to 4,428 acres; 5,645 square varas, equal to one acre.

SCHOOL LANDS.

CIRCULAR.

GENERAL LAND OFFICE,
AUSTIN, TEXAS, May, 1877.

TO COUNTY SURVEYORS.

In surveying and receiving applications to purchase the School Lands, the sale of which is authorized by "An Act to provide for the sale of the alternate sections of lands as surveyed by railroad companies and set apart for the benefit of the common school fund," approved April 24, 1874, County Surveyors will observe the following instructions, which have been prepared after a careful study of the law, and use the forms accompanying:—

These lands can be sold to two classes of purchasers only.

First. To the persons who were actually settled and had improvements upon a quarter or fractional section at the date of the passage of the act; whom I will designate as the "*actual settlers.*"

Second. To the persons who desire to purchase a quarter section, and in order to do so will agree to settle upon and improve the same as the law requires. This class I will designate as the "*prospective settlers.*"

The law does not authorize the sale of these lands to *any one* who was not an "actual settler" on the 24th of April, 1874, or who does not intend to become a settler in good faith within a given time, and enters into a written obligation to do so. (See Section 5.)

All applications to purchase must be made in writing to the surveyor of the county in which the land is situated; or, if in an unorganized county, to the surveyor of the district to which such county belongs.

You are required to record all applications in a well bound book kept expressly for the purpose. The field notes and application should be recorded together.

The application, the field notes, the report of the appraisement by the commissioners, and the obligation (note), must be returned *together* and *immediately* to this office.

Applications to purchase should not receive attention from the surveyor or commissioners unless the applicant is prepared to pay the one-tenth of the appraised value and to execute the note and obligation required by law; and when he is so prepared, there should be no delay in surveying, appraising and sending forward all the necessary papers to this office.

State Treasurer as soon as the value is assessed.

The obligation to settle within twelve months from date of designating the tract he wishes to purchase, given by the prospective settler, should be recorded with his application, and forwarded with the other papers to this office.

Section 4 provides that one-tenth of the obligation (that is the note given for the deferred payments), with interest at the rate of ten per cent. per annum upon the full amount of the note, must be paid upon the first day of March of each year. This payment must be made promptly at the date required by law, without reference to the time when the obligation was given.

Your attention is directed to the following provision with reference to forfeiture, viz:

ACTUAL SETTLERS.

Section 4 provides that "If such actual settler does not apply to purchase said land "within six months, the same shall be subject to sale the same as other alternate sec-"tions of land not occupied." The six months within which this class of settlers must make application to purchase, is to be reckoned from the date of the approval of the act, April 24, 1874.

If any of this class (actual settlers) in your county have failed to apply to purchase their land, you are authorized to sell the same to any one who may desire to purchase it, and who will comply with the requirements of Section 5.

Second: PROSPECTIVE SETTLERS.

This class of settlers can purchase a quarter section—160 acres—and no more, except in cases of fractional sections. (With reference to such fractional sections you will be instructed separately.) Section 5 provides that if the prospective settler "does not "settle upon and improve such lands within said time (twelve months from the date "of his application), the applicant shall forfeit all right and claim to the same." If any of this class—prospective settlers—in your county have failed to settle within the twelve months, as prescribed in Section 5, and as stipulated in their obligation, you are authorized to sell the land to any one who desires to purchase it, and who will comply with all the requirements of law. As the law fails to prescribe the manner in which the surveyor can ascertain that the actual settler has forfeited his claim by reason of not applying to purchase, or that the prospective settler has forfeited his claim for not settling upon it, you must determine these questions for yourself, when they come before you, either by personal examination, or by requiring those interested in purchasing such forfeited land to make affidavit and proof before an officer authorized to administer oaths of the fact of such forfeiture.

In cases where either the actual or prospective settler fails to pay the annual installment, together with the interest, at the time required by law, he forfeits all his right and interest in the land. (See Section 11.)

But as the law directs that legal proceedings shall be instituted against him before he can be ejected from the land, unless he voluntarily abandons it (See Section 13), you are not authorized to receive applications to purchase lands forfeited on account of failure to "pay instalments and interest," until duly notified by the proper authority that they are again upon the market.

Your attention is specially directed to that provision of the law (see Section 6) which requires the enhanced value of the land, by reason of improvements thereon, to be assessed by the commissioners in *all* cases where persons have settled upon these lands since April 24, 1874, without *first* having applied to purchase the same in the manner directed in Sections 4 and 5.

Section 2 provides that the actual settler shall purchase the entire fractional section when his settlement is one of less size than 320 acres. There is no provision, however, directing how fractional sections, containing less than 320 acres, or more than 320 and less than 640 acres, shall be disposed of to the prospective settler. In the absence of definite provisions in the law, the rule of analogy should govern in determining how such fractional sections are to be sold. I instruct you, therefore, on this point as follows: Fractional sections containing less than 320 acres cannot be subdivided; the applicant must take the whole of it. Fractional sections containing less than 640 acres and more than 320 acres must be divided so that no subdivision will contain less than 160 acres, and only one will contain *more* than 160 acres; for example, if the fractional section contains 550 acres, it will be divided so that you get two quarter sections, equal to 320 acres, and one fractional of 230 acres.

All surveys must be made in a square, or as near so as is practicable.

You will give the number of the section, as well as the number of the quarter section, in the field notes.

You must give the name of the company, corporation or person to whom the scrip was issued, and the number of the scrip by virtue of which the section or fractional section was surveyed.

In all cases the quarter section must be numbered as follows: the N. E. quarter, No. 1; the N. W. quarter, No. 2; the S. W. quarter, No. 3; and the S. E. quarter, No. 4.

The commissioners appointed to value these lands, and the applicants to purchase, will follow the forms sent you for their guidance.

The Hon. Attorney General having given it as his opinion that it was the intention of the Legislature to bring into market and authorize the sale, in the manner prescribed in the act of April 24, 1874, of *all* alternate sections of land previously or subsequently surveyed and set apart for common school purposes in any manner, whether by railroad or other certificates; and being satisfied that such is the spirit of this act, I instruct that you are authorized to receive applications for the purchase of all alternate sections in your county, without reference to the name and character of scrip by virtue of which they were surveyed, the same as though such scrip was specially named in the said act of April 24, 1874.

FORMS.

[For application for survey.]

APPLICATION. No.——

To the County Surveyor of ——— *County:*

In accordance with the provisions of "An Act to provide for the sale of the alternate sections of lands as surveyed by railroad companies, and set apart for the benefit of the common school fund," approved April 24, 1874, the undersigned, being an actual settler before the twenty-fourth day of April, 1874 [*or intending to settle within the time prescribed in the above recited act, as the case may be*], hereby applies for a survey as follows: In———county, known as the——quarter of Section No.——, surveyed for the——— Railroad Company; beginning at the———corner of said Section No.——; thence———; thence———; thence———; thence———, to the place of beginning.

Dated this the———day of———. ———

[For plat and field notes.]

THE STATE OF TEXAS, } Survey No.——
DISTRICT OF———.

Field Notes of a survey of——acres of land, made for———, it being the quantity of land applied for in his application dated———, made in accordance with "An Act to provide for the sale of the alternate sections of land as surveyed by railroad companies, etc.," approved April 24, 1874.

Scale 4,000 vs. to an inch.
Variation———E.

Said survey is subdivision No.———, the——quarter of section No———, surveyed for———by virtue of Certificate No.——, situated in———county, on the waters of———, about———miles———from———; beginning at [*give full description of corners, bearings, lines and courses, and connections*] varas to the place of beginning.

Bearings marked———. Surveyed———187—. ——— } *Chain Carriers.*

I,———. Surveyor of———, do hereby certify that the foregoing survey was made according to law; and that the limits, boundaries and corners, with the marks natural and artificial, are truly described in the foregoing plat and field notes.

———, *Surveyor of*———.

I,———, Surveyor of———, do hereby certify that I have examined the foregoing plat and field notes, and find them correct; and that they are recorded in my office in Book——, No.——, page——.

———*Surveyor of*———.

[For certificate of valuation by Commissioners.]

THE STATE OF TEXAS, } *To*———,
COUNTY OF———. } *Surveyor of*———*County:*

We, the undersigned, Commissioners appointed by the Governor of the State of Texas, for the county of———, to value the alternate sections of School lands, under an act entitled "An Act to provide for the sale of the alternate sections of lands as surveyed by railroad companies and set apart for the benefit of the common school fund, approved April 24, 1874, do hereby certify that we have carefully examined a tract of land surveyed for———; the same described as follows, to-wit: the —— quarter of section No. ——, surveyed by virtue of Certificate No.——, issued to the———Railroad Company; containing———acres, and have valued the same at $ —— per acre; total $——

This the —— day of ———, 187— ——— } *Commissioners.*

THE STATE OF TEXAS, }
COUNTY OF———, } Before me, the undersigned authority, personally appeared———, who, being duly sworn, say that they assessed the value of the foregoing described tract of land at $—— per acre, and that the same is the real and true value thereof.

Witness my hand and official seal, at office in———, this

[SEAL.] ——— day of———, 187—. ———

[For note given for purchase money.]

$——— COMMON SCHOOL LANDS. No.———

For value received, I, the subscriber hereto, a resident citizen of ——, in the county of———, do promise to pay to the State of Texas the sum of——, with interest thereon, as hereinafter specified, the same being for purchase money for the following described tract of land, this day purchased by me of the state of Texas, in accordance with the terms of an act of the Legislature of said State, approved April 24, 1874, entitled "An Act to provide for the sale of the alternate sections of lands as surveyed by railroad companies and set apart for the benefit of the common school fund;" to-wit: [*Description of the tract purchased.*] The annual interest of ten per cent. upon the above amount, together with one-tenth of the principal, I am to pay, or cause to be paid, into the Treasury of the State of Texas, on the first day of March of each year, until this entire obligation is liquidated; and it is expressly understood that I am to comply strictly with all the conditions and requirements, and am subject to all the penalties contained and prescribed in the act hereinbefore recited.

Witness my hand this———day of———, 187—. ———————

[For obligation to settle upon land purchased.]

OBLIGATION TO SETTLE.

THE STATE OF TEXAS, }
COUNTY OF———, } I,————having purchased from the State of Texas———acres of land, being quarter [*or fractional*] Section No.———, surveyed for————by virtue of Scrip No.———, situated in———county, do promise and agree to settle upon and improve said land within twelve months from this date, as required by the provisions of Section 5 of the act of April 24, 1874; and it is expre ssly understood that I am to comply strictly with all the conditions and requirements, and am subject to all the penalties contained and prescribed in the said act of of April 24, 1874.

Witness my hand this———day of———, 187—. ——— ——

In accordance with the provisions of Section 18 of the said act of April 24, 1874, the foregoing instructions and forms are prescribed by the Commissioner of the General Land Office and the Attorney-General for observance by the surveyors and commissioners in the counties where such lands are located. J. J. GROOS, *Comm'r G. L. O.*

DEPARTMENT OF EDUCATION, STATE OF TEXAS, AUSTIN, 1877.

So numerous are the letters received at this Deprrtment from Teachers asking for information with reference to the Public Schools, and School System of this State, that it has become necessary to respectfully make a general reply in the form of a circular letter, as follows:

1. The permanent School fund of the State, at this date, twenty-second of June, 1877, amounts to $3,147,868.66.

2. The interest on the permanent fund, together with one-fourth of the annual revenue of the State and $1.00 poll tax, constitute the available State School fund, which is annually appropriated to the support of public free schools.

3. Forty-four million five hundred and eighty thousand (44,580,000) acres of the public domain have been reserved for the endowment of public schools; 16,080,000 acres of this reservation have been located and designated upon the map in the General Land Office as State school lands.

4. Each organized county in the State holds in fee simple 17,712 acres of land, designated as county school lands. This land is under the control of county authorities, and when sold the proceeds are required to be invested in the bonds of this State, or of the United States, and only the interest thereon can be applied to the support of public schools. These lands, both county and State, and particularly the county lands, are now available, and are being sold at good figures.

5. Between the ages of 6 and 18 years, we have a population of about 500,000; and between the ages of 8 and 14, the established scholastic age, our population amounts to about 250,000.

6. It is estimated that at least $700,000 will be apportioned to the several counties of the State for the maintenance of public free schools next scholastic year, which begins September 1, 1877, and ends August 31, 1878. By judicious management, this fund will be sufficient to support public schools about three months. Counties which receive a revenue from the sale of their school lands will be in a condition to maintain their schools for a longer period.

7. There is no special school tax levied in the State, outside of cities and towns that have exclusive control of their schools.

8. The following named cities and towns have exclusive control of their public schools, and have authority, under certain restrictions, to levy a tax, not to exceed one per cent., for their support, viz: Denison, Mexia, Marshall, Ft. Worth, Sherman, Houston, Honey Grove (Fannin County), Dallas, Waco, San Patricio and San Antonio. Parties desiring information in reference to the schools in any of the above named places should address the Honorable Mayor. For general information in reference to the schools of any particular county, application should be made to the Honorable County Judge, the officer charged by law with the duty of administering the affairs of county schools.

9. Application is seldom made to this Department for information with reference to the employment of a teacher, and vacancies are not reported here; hence it is useless for teachers to apply to this Department for information as to vacancies, or places where employment could be had. The supply of teachers exceeds the demand, and therefore the question of employment depends upon the business activity and energy of the applicant.

10. In lieu of school districts, determined by territorial limits, we have school communities, composed of such parents and guardians as may agree to associate themselves together in the manner prescribed by law, in order to secure the free school facilities offered by the State. For each organized community there are three Trustees appointed by the County Judge.

11. "The trustees of each school community shall contract with the teacher to continue the school for the longest time they may be able to agree, for the benefit of the pupils within scholastic age, for the *pro rata* of the school to which such community may be entitled, permitting said teacher to instruct, in said school, pupils over or under the scholastic age, and to teach branches not herein prescribed as the public school course of study, at such rates as he and the patrons may agree upon: *provided*, that no school with one teacher shall exceed forty pupils, except by consent of the Trustees." [Section 35, School Law.] Trustees are limited to $1.50 per month as a maximum for pupils within scholastic age.

12. Teachers, before engaging in the public schools, are required to be examined in the following branches, to-wit: Orthography, Reading, Writing, English Grammar, Composition, Geography and Arithmetic, and to hold a certificate from the County Judge, certifying to their competency to give instructions in the above named studies.

13. Private tuition fees for pupils under the scholastic age average, in rural districts, about $1.50 per month; for those over scholastic age, the average is about $2.50 per month. In cities and towns this average is increased about 50 cents.

14. It will be seen from the reading of Section 11 of this circular, that our school law seeks to blend the private and public educational interest of the country under one administration, authorized and supported by law. It is this feature of the law, together with the community provision, that commends the system to public favor, and it is also this feature that makes it impossible for definite information to be given as to salaries paid teachers. Teachers receive from $40 to $100 per month, according to circumstances.

15. There are but few graded schools in the State, and hence there are but few public schools in which the services of a principal are required. A large majority of our schools are simply common schools, under the charge of one teacher.

16. Twenty days, by common consent, constitute a school month.

17. The scholastic year begins September 1, and ends August 31 each year.

18. While there are more seeking than can find profitable employment as teachers in this State, yet first class teachers who are learned in the profession, and who are educators in the true and full sense of the term, can find employment at salaries varying from $1,000 to 2,000 per annum. It is, however, needless for even this class of experienced teachers, to expect to make engagements by correspondence, even when supported by the very best credentials. They must come and see, and be seen, talk and be talked to. Financial success may not, for the first year, crown their efforts; but professional talent combined with perseverence and industry, together with an honest purpose to identify themselves with the fortunes of the State, will bring success and win a just appreciation.

Respectfully, O. N. HOLLINGSWORTH, *Secretary Board of Education.*

Tremont Street, Galveston.

International & Great Northern Railroad Co.

IMMIGRATION

LAND AGENCY,

N. W. HUNTER, Land Agent,

PALESTINE, - - - - TEXAS.

This Office is a Bureau of Information only where Owners and Agents of Lands on the Line of this Road in Texas have placed Lists of Lands for sale, with prices, &c., for the information and inspection of Immigrants and other persons, free of charge. Those intending to purchase a Home in Texas are requested to call and examine Lists, or correspond.

The design of the INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY in establishing this Agency, is to at once bring the Immigrant or Purchaser, in contact or correspondence with the owners or their agents who may have Lands in Texas for sale, and when a selection is made the Immigrant or Purchaser, is referred directly to the owner or agent to negotiate the purchase. This Agency is maintained by the Company, and no charge of any kind is made to either party.

H. M. HOXIE, Gen'l Supt., J. H. PAGE, Gen'l Pass. Agent,
Palestine, Texas.

See that your Tickets read over the following Route:

ST. LOUIS, IRON MOUNTAIN & SOUTHERN R'y,

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TO TEXARKANA.

TEXAS & PACIFIC RAILWAY,

FROM TEXARKANA TO LONGVIEW.

INTERNATIONAL & GREAT NORTHERN RAILWAY,

From Longview, Texas, (via Palestine,)

TO DESTINATION IN TEXAS.

TEXAS WANTS

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ONE MILLION EMIGRANTS

ANNUALLY FOR TWENTY YEARS,

To Cultivate her Lands,

To Develop her Mineral Resources,

To Manufacture her Raw Material,

And to make her what she is destined to be

THE GREAT EMPIRE STATE OF THE UNION,

AND THE

International & Great Northern Railroad Comp'y

WANTS ONE-HALF OF THESE EMIGRANTS

For the Forty Counties Tributary to its Lines of Railroad

No State or Country offers such Great Inducements to Labor and Capital as does Texas to-day.

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H. M. HOXIE,
Gen'l Superintendent,

J. H. PAGE,
Gen'l Passenger & Ticket Agent,

PALESTINE, TEXAS.